

Forward Planning Team

Ribble Valley Borough Council

By email to pmods22@ribblevalley.gov.uk

Your ref. Phil Dagnell site MM4

My daytime email: [REDACTED]

Dear Sir,

Housing/Economic Development Plan Document: Post Hearing site consultation final land allocations

I and my family have anxiously followed the plan preparation as local residents and adjacent land pressures being made by and for the owner seeking to persuade the Authority and in turn the examining inspector to allocate it for housing or at least give Hallam Land Management an indication that the 20 or so hectares of former Wildmans farmland could be developed in the future.

After taking professional advice about the plan process and the land supply the authority is expected to provide, our understanding is that you have demonstrated the allocations already made are sufficient for the Plan period and that in fact the provision for Langho had been exceeded by the outline and then 'reserved matters' permissions for 18 dwellings at the eastern end of Hallams' land (your refs. 3/2015/0010 and 3/2018/0392).

That permission came only a year or so after the refusal of 132 dwellings off Longsight Road Langho, partly because of the visual intrusion in open countryside outside the settlement and at a scale far exceeding the capacity for the village, in conflict with so many Local Plan and national policies .

So you can understand my concern and that of so many other local residents, including the Parish Council, to the increase of dwellings on the above site to 42 which the Planning Committee authorized in January! (your ref 3/2018/0844). We are alarmed that consultees do not appear to appreciate the lack of local services, like the closure of the Langho doctors' surgery, as one example (but still shown in the 'service plan' by Hallam's agents as part of their submission to your 'call for sites').

Upon reading the officer report to that committee meeting of 10/1/19 I noted your policy team comments (paragraph 5.1.11). Can you reassure me please that Hallam or successor landowners at Longsight Road have had it made clear to them too that the additional dwellings authorized on their 5.4 hectares (quote) 'does not imply,.....a precedent for future development....' given the Authority's allocation for the plan period of another 9 years to run is now exceeded twofold!

I also state this in response to your consultation upon further land allocations, including site MM4 for the inspector to consider, in order to put beyond doubt that there is a sufficient 'buffer' of housing land capacity to satisfy government guidance and avoid a legal challenge from Hallam or other developers who expect more of their land to be allocated.

So I can see the wisdom in your suggestion of that small 0.4Ha. site MM4 with notional 10 dwelling capacity because it is in scale with the village and is very much surrounded by roads and some building, not far from the few remaining services (please point out to the inspector that the surgery

marked on your base map has closed). Surely that will demonstrate Authority flexibility for Langho that will enable the inspector to rebut the pressures from Hallam just as you have?!

I can see that he has the power to adjudicate in response to the submissions made to him at the examination hearings, but for me and the other citizens in Langho we need to have confidence that the statutory plan reflects our concerns for our community now and going forward!

I look forward to hearing from you.

Yours faithfully

[Redacted]

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Cc Ward councillors