

**Steven Abbott Associates LLP**  
Chartered Town Planners

**STATEMENT OF COMMUNITY INVOLVEMENT**

Outline Planning Application for:

1040 residential dwellings;  
Local retail, service and community facilities;  
Employment (Class B1);  
A primary school site;  
Public open space including green corridors;  
An improved (roundabout) junction between Pendle Road and A59;  
New vehicular, pedestrian and cycle accesses;  
Roads, sewers, footpaths, cycleways, services and infrastructure

Trustees of the Standen Estate

Higher Standen Farm and Part Littlemoor Farm, Clitheroe

October 2012



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## 1. INTRODUCTION

1.1. This Statement has been prepared by Steven Abbott Associates LLP in support of an outline planning application including:

- 1,040 residential dwellings;
- Local retail, service and community facilities;
- Employment (Class B1);
- A primary school site;
- Public open space including green corridors;
- An improved (roundabout) junction between Pendle Road and A59;
- New vehicular, pedestrian and cycle accesses, roads, sewers, footpaths, cycleways, services and infrastructure.

1.2. The purpose of this Statement is to describe the approach that the applicants have taken to community engagement and to demonstrate that they have undertaken appropriate pre-application consultation with the planning officers, local councillors, the local community and other key stakeholders.

1.3. The background to this exercise is that over the past three years the Council has been preparing a Core Strategy for Ribble Valley. It has been public knowledge for some time that the application site might be chosen for development. Whilst this document is about the exercises conducted on the planning application there is an overlap between the two processes. For example, some of the changes made to the Applicant's proposals were made as a result of consultation on the Core Strategy.

1.4. The community engagement programme on this application has been extensive and has included meetings with planning officers, agencies, statutory undertakers,

members of Ribble Valley Borough and Clitheroe Town Councils and local people - which are detailed within this report.

- 1.5. A considerable amount of consultation was also undertaken in the context of the EIA undertaken ahead of this application.

## **2. PLANNING POLICY CONTEXT**

- 2.1. Planning guidance states that pre-application consultation and engagement with local communities, local authorities and key stakeholders can bring a number of benefits to the process of delivering sustainable development.
- 2.2. Guidance in relation to public consultation is found in the National Planning Policy Framework at the national level and Ribble Valley's Statement of Community Involvement at the local level.

### **National Planning Policy Framework**

- 2.3. The Government published its National Planning Policy Framework (NPPF) in March 2012. The document rationalised national planning guidance into a single document and its key aim is to promote sustainable development. Paragraph 188 of the NPPF states:

“Early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality pre-application discussion enables better coordination between public and private resources and improved outcomes for the community.”

- 2.4. The applicants, through their professional advisors, have engaged with the local planning authority, local communities and other key stakeholders during the preparation of this planning application. A description of the pre-application consultation exercises can be found in section 3 of this statement.

### **Ribble Valley Statement of Community Involvement**

- 2.5. Ribble Valley adopted their Statement of Community Involvement (SCI) in December 2010. The SCI sets out how they will encourage the public to get involved in all aspects of the planning system.

2.6. Section 4 of the SCI is entitled “*Involving the Community in Planning Applications*”, this sets out how the pre-application process should be carried out. At section 4.1 it sets out the following reasons why pre-application engagement is recommended:

- it is better for developers to talk to those who may be affected and refine their proposals while they are at a formative stage
- The benefits of early community involvement include:
  - addressing problems before a planning application is submitted may reduce the risk of a refusal;
  - refinements to proposals made at an early stage may prevent abortive work;
  - in the long run, it can reduce the time involved to reach a successful outcome.

2.7. This guidance was taken into consideration when formulating our approach to pre-application discussions and consultation.

2.8. Section 4.2 and Appendix 3 of the SCI set out how it is advised that developers should consult. All the points set out there are consistent with the approach which has been taken.

### 3. CONSULTATION APPROACH

3.1. The Applicants' extensive professional team have undertaken significant pre-application consultation. A list of the professional practices involved is provided as Appendix 1. This has involved:

- meetings and correspondence with planning officers and other Local Authority officials;
- meetings and correspondence with the Local Highways Authority(Lancashire CC);
- meetings and correspondence with the Local Education Authority (Lancashire CC);
- in the context of the Core strategy's proposals for Standen – meetings with two local RVBC councillors (who are also Clitheroe Town councillors) and a local resident/spokesperson;
- site meeting with the same resident and his wife – at their home;
- meetings and correspondence with agencies (e.g The Environment Agency), statutory undertakers/infrastructure providers (e.g. United Utilities, BT, BG etc);
- an explanation of the exhibition panels to members of the Planning Committee and Council officers at the suggestion of the Chair of Planning Committee immediately prior to the exhibition (this involved ourselves, IBI Taylor Young and SBA)

3.2. The purpose of this consultation has been to:

- share information with the local community, stakeholders and decision makers;

- receive information in respect of constraints, opportunities and application scope; and
- elicit feedback in respect of the development proposals as they have evolved, enabling modifications to be made to ensure that, as far as possible, the proposals reflect Council, stakeholder and community requirements and aspirations.

### **Pre-Application Meetings**

3.3. Two pre-application meetings took place with RVBC officers on 1<sup>st</sup> and 29<sup>th</sup> August 2012 respectively. A separate meeting took place with officers from Lancashire County Council as Highway Authority on 13<sup>th</sup> September, 2012.

The pre-application meetings with RVBC covered the following subjects:

- progress on the Draft Core Strategy
- principle of development and relevant planning policy
- trees/ecology/biodiversity
- highways
- design approach
- parameters plan
- renewables
- Lancashire County Council planning contributions
- infrastructure
- housing mix (illustrative plans)
- affordable housing
- planning obligations – list of heads and issues for later:



- affordable housing
- education
- highways
- public open space
- heritage
- phasing
- highways
- education
- open space
- cycle routes/buses
- community engagement

3.4. The Pre-Application meeting with LCC, as Highway Authority, took place on 13<sup>th</sup> September, 2012.

The following subjects were discussed:

- a common sense approach
- scope and methodology of the Transportation Assessment (TA)
- potential access strategy
- TA methodology
- local network issues
- trip distribution, trip internalisation, trip generation (use of TRICS)
- traffic count issues/internal trips

- locational merits and issues
- modal split/trip generation
- public footpaths
- high quality bus service provision
- travel planning
- Pendle Road/A59 junction design
- Pendle Road/site junction design

#### **Local Community Consultation**

- 3.5. In terms of consultation with the local community, it was decided that a public exhibition would be helpful to allow members of the local community to discuss the proposals with members of the professional team and leave their feedback.
- 3.6. Full details of the public exhibition can be found in the next section of this Statement.

## 4. PUBLIC EXHIBITION

- 4.1. A public exhibition was held at The Garden Room, St. James' Church, St. James' Street, Clitheroe on Thursday 20<sup>th</sup> September 2012 from 2pm to 8pm and Saturday 22<sup>nd</sup> September 2012 from 10am to 4pm.
- 4.2. The venue for the public exhibition was chosen due to its relative proximity to the application site, and to be convenient for local people.
- 4.3. It was decided that the exhibition should be held over two days, with the first day of the exhibition taking place in the afternoon through to the evening of the Thursday and the second day taking place on a Saturday morning through to the afternoon. These arrangements were chosen to ensure that the maximum number of people would have the opportunity to attend the exhibition.
- 4.4. To advertise the exhibition leaflets were delivered to 800 addresses in the local area, notices were posted on the footpath routes within the site; and a press release was placed in a local newspaper, The Clitheroe Advertiser. Copies of the flyer, poster and advert can be found at Appendix 2.
- 4.5. Six exhibition boards were produced, which set out the details of the scheme and justification for the approach taken. There were three sets of the boards produced in order to cater for as many visitors to the exhibition as possible. The layout of the boards is shown in Figure 1. Copies of them can be found at Appendix 3.
- 4.6. A comments form was also produced to allow people to leave comments in a structured manner. A copy of the comments form can be found at Appendix 4.



**Figure 1 Exhibition Display Boards**

- 4.7. The exhibition was staffed by a number of members of the professional team. Each day there were 3 planners from Steven Abbott Associates LLP, an architect and urban designer from IBI Taylor Young; and a transport engineer from SBA. There was also a member of SAA's administrative team to assist visitors and record numbers.
- 4.8. In total the exhibition was attended by 169 people, with 87 attending on the Thursday and 82 on the Saturday.



**Figure 2 Attendees of the Public Exhibition**

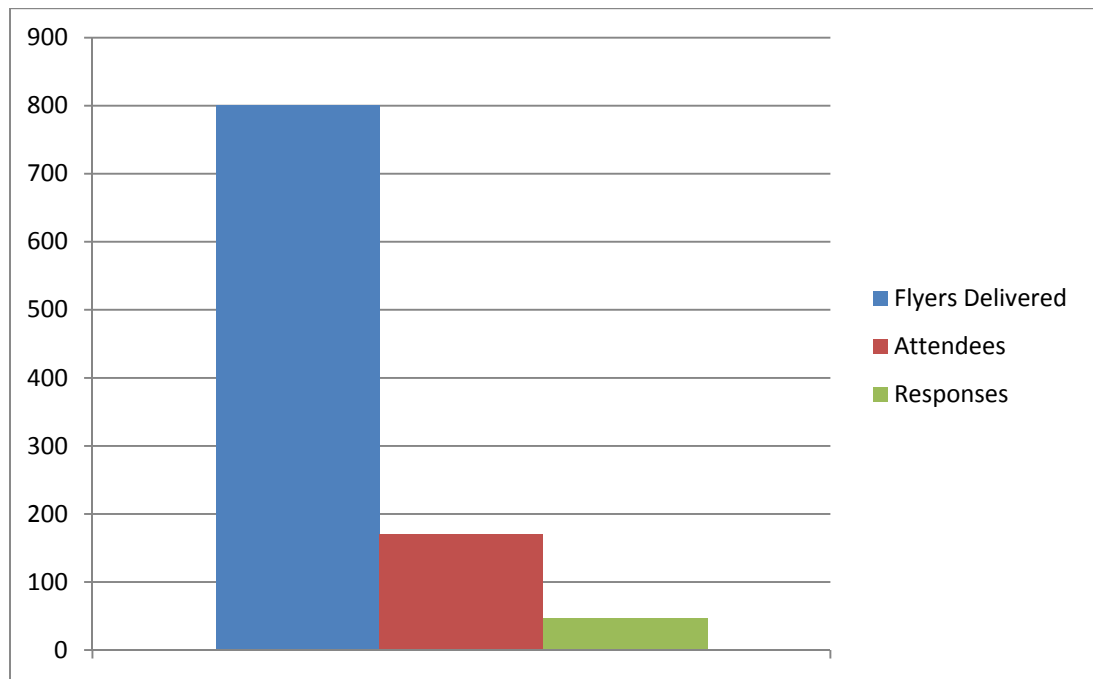
- 4.9. In addition to the public exhibition, a web page was set up which contained all the information shown on the exhibition boards. The purpose of this web page was to provide people who were unable to attend the exhibition the opportunity to see the proposals and to allow people who had attended to view the information again.



**Figure 3 Attendees of the Public Exhibition**

## 5. CONSULTATION RESPONSE

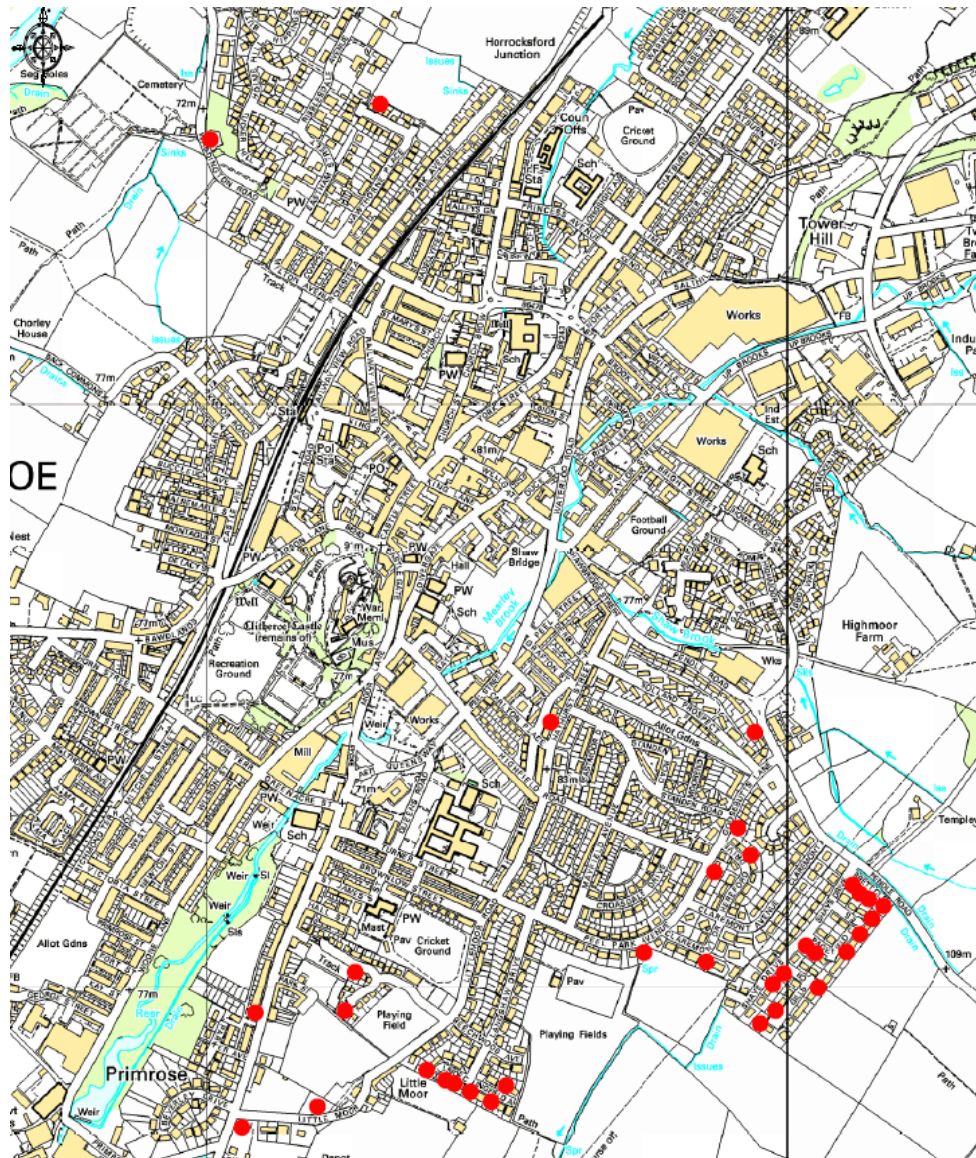
5.1. There were a total of **47 responses received** in relation to the exhibition; this can be broken down into 13 on Thursday 20<sup>th</sup>, 25 on Saturday 22<sup>nd</sup> and 9 via post or email.



**Figure 4 Comparison between flyers delivered, attendees of the exhibition and respondents**

5.2. Figure 4 above illustrates the proportions of people who attended in comparison with the number of flyers and the attendees who completed a comments form.

5.3. The first questions asked on the response forms concerned names and addresses. The address was requested so we could see the relationship between them and the application site. Figure 5 shows the geographical spread of respondents.



**Figure 5 Location of Respondents (A Copy of this plan at a scale of 1:10,000 can be found as Appendix 5)**

5.4. A series of questions were asked on the response form, the responses to which are discussed below.

**Are you a resident of Clitheroe, work here or both?**

5.5. 46 respondents stated that they live in Clitheroe, with 11 also working there. This demonstrates that the people who left comments are from the local area.

**Are you aware that the site is a strategic one in Ribble Valley BC's Submission Draft Core Strategy?**

5.6. 44 respondents responded to this question, of those 41 (87%) were aware that the site is a proposed strategic one in the Submission Draft Core Strategy. This shows the level of awareness of the Core Strategy and its proposals.

**Do you think that more homes should be proposed on the site at higher density?**

5.7. 43 respondents (91%) did not want to see development at a higher density. There was a comment that stated that the balance on the site was "about right for the area".

**Are parts of the site more sensitive than others?**

5.8. 30 respondents felt that parts of the site are more sensitive than others; however the majority of respondents did not go into detail about which parts. Of the respondents who did give details of which parts they felt are most sensitive:

- 10 said the development closest to existing properties;
- 1 said the area near the Roman Road;
- 1 said near the Public Rights of Way and
- 1 said the Pendle Road access

5.9. 9 respondents said that there are no parts of the site which are more sensitive, 5 did not give a reason for this view, but 4 stated it was because the whole of the site is sensitive.

**What local facilities would you like to see on the site?**

5.10. There were a number of facilities that respondents suggested they would like to see, these included a children's play area, cycle routes, business uses, affordable housing, open green space and sheltered accommodation for the elderly. The only one which is



not specifically proposed at this stage is sheltered accommodation but it may form part of the elderly persons homes element proposed.

5.11. 9 respondents stated 'none', because they do not think the development should happen at all. 1 also felt that the dairy farm should be retained.

5.12. 9 respondents felt that the provision of a primary school was important. 7 wanted to see shops and 7 also suggest a health centre, there is potential for both of these to be provided within the master plan.

5.13. Other suggestions included a swimming pool, a local pub, a community/youth centre and sports facilities.

**Are there aspects of the illustrative master plan that you like?**

5.14. 22 respondents (47%) stated that there are no aspects of the master plan that they like, a number stating that this is because they do not want to see the development at all.

5.15. 16 people said that there were elements that they like, the most common were the proposed improvements to the junction of Pendle Road and the A59, the green corridors, bungalows near to existing properties and the cycle routes. The sensitive approach around the Roman Road was also noted.

**Are there aspects of the illustrative master plan that you feel could be improved?**

5.16. 5 people answered 'yes' to this question and 4 answered 'no'. None of these people gave reasons for their answer.

5.17. There were a number of other answers given, the most common, were a suggestion that a 'buffer' should be left between existing housing and the proposed development and that there should be a new access formed onto the A59 rather than using Pendle Road.

**Do you feel that the illustrative master plan makes a positive response to the integration of open space?**

- 5.18. 13 respondents did not feel that the master plan makes a positive response to the integration of open space; however they did not give reasons for this view.
- 5.19. 10 people felt it does, however there were concerns about what the final development would actually look like, given that this is just an illustrative master plan.
- 5.20. 1 person commented that the open space should be spread throughout the master plan and two felt that more open space is needed.

**Do you have any other comments?**

- 5.21. There were a range of comments made by respondents, both positive and negative.
- 5.22. A number of people suggested that there should not be any development adjoining existing housing and that perhaps the green corridors should be located here.
- 5.23. The most common concerns raised were the provision of schools and health services and the impact on the highway network through increased traffic.

## 6. RESPONSE TO CONSULTATION COMMENTS

- 6.1. It appeared from conversations that some of those who attended had no objection to the principle of the development, however there were concerns in particular about the number of houses and whether local infrastructure could cope. Principle concerns related to highways, drainage, education and health services.

### Highways

- 6.2. A detailed Transport Assessment (TA) has been carried out and has been submitted as part of this application. The TA shows that the local highway network is capable of coping with the additional traffic which will be produced by the proposed development.
- 6.3. People saw the proposed junction improvements to the A59/Pendle Road junction as a major positive of the scheme.

### Drainage

- 6.4. Some people were worried about drainage. Detailed drainage investigations have been carried out to ensure that the infrastructure is adequate for the proposed development. A sustainable urban drainage system will form part of the development.

### Education

- 6.5. There were a number of people concerned that although a site is being provided for a school, that school may not be built. It was made clear that the decision on whether or not a school needs to be built rests with Lancashire County Council as the education authority. This would form part of the ongoing dialogue with Lancashire CC which concerns education in the round and not just primary.

### Health Service

- 6.6. Concerns were raised about health services in the area, particularly doctors. Although the details of the proposed community uses cannot be provided at this stage, as we

need help from local practitioners etc, there is scope for a health centre to be provided as part of any subsequent detailed proposals.

**Other Comments**

- 6.7. As well as the comments provided on the forms we supplied, a number of people raised specific queries with us which were duly noted.
- 6.8. There were comments about the presence of badgers on the application site and owls in the local area. This was subsequently taken up with the ecologist who carried out the ecological surveys for the EIA. She has confirmed that there was no evidence of badger sets or signs of feeding on the site. With regards to owls she stated that there are tawny owls present in the area, but they largely nest in trees.
- 6.9. A number of visitors and local councillors requested copies of the exhibition panels which were provided.

## **7. ACTION TAKEN IN RESPONSE TO CONSULTATION EXERCISES**

7.1. Our clients have made significant changes to their proposals before making this application as a consequence of consultations with various parties, including the following:

- Relocating the school and employment area to minimise the impact of the wider development on properties to the north and west of the site; and open countryside to the east;
- Identifying the latter as a business centre for B1 uses using the core of the old farm buildings;
- Reducing the number of homes from 1,400 to 1,040 (a 26% reduction);
- Reinforcing the extent of the green corridors shown on the illustrative master plan;
- Showing areas of land which will be kept free of buildings (guaranteed by the parameters plan) as a consequence of listed buildings in Littlemoor and at the Old Bothy; and to maintain space behind existing homes;
- Showing bungalows only behind those same properties beyond the space to be kept open;
- Proposing a new roundabout at the junction of Pendle Road and the A59;
- Showing the Littlemoor access as a restricted one i.e. for buses, cyclists and pedestrians only;
- Using the SUDS (drainage) system as a landscape feature in line with a request to reflect the character of Ribble valley villages in townscape terms;

- Identifying Pendleton Brook valley as a relatively sensitive area from a nature conservation perspective.

## 8. CONCLUSIONS

- 8.1. The exercise undertaken has been very helpful in developing a sensitive approach to a sustainable development.
- 8.2. It has been extensive as a consequence of activities by the Applicants' team – commencing with discussions in the context of the Core Strategy, professional dialogue prompted by the Applicants' decision to undertake an environmental impact assessment and the more recent pre-application meetings and exhibition.
- 8.3. Considerable changes have been made to substantive aspects of the proposals as a consequence of the consultative process.
- 8.4. The Applicants and their team will continue to work with local people, where possible, to further fine tune the proposals.

## 9. APPENDICES

Appendix 1: List of Professional Practices

Appendix 2: Exhibition Flyer/Poster and Newspaper Advert

Appendix 3: Exhibition Display Boards

Appendix 5: Exhibition Comments Form

Appendix 6: Map of Respondents





**Steven Abbott Associates LLP**  
Chartered Town Planners

## **APPENDIX 1**

## **List of Professional Practices**

- Steven Abbott Associates LLP – planning consultants
- IBI Taylor Young – masterplanning, landscape architecture and urban design
- AMEC – EIA and related matters
- SBA – transport
- ERAP – ecology
- Berrys – agricultural land advisors
- Durham University – archaeology
- Trevor Bridge Associates – trees
- Survey Operations – topographical survey
- EPOS – education
- Napthens – legal advisors to the Trustees



**Steven Abbott Associates LLP**  
Chartered Town Planners

## **APPENDIX 2**

# Standen Strategic Site



## Public Consultation

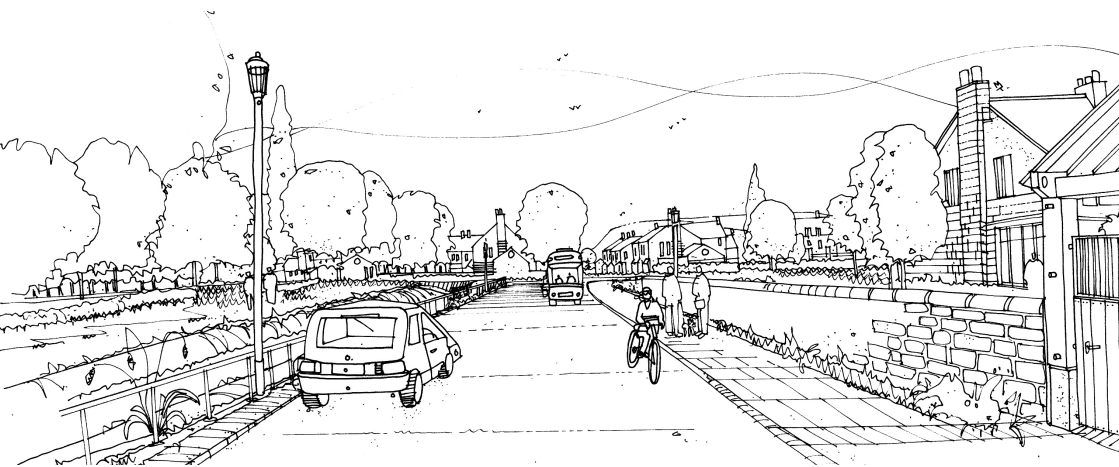
for Development Proposals at Higher Standen Farm, Clitheroe.

The Trustees of the Standen Estate are holding a public consultation event to seek local residents' views on a forthcoming planning application.

**This will be held at:**

The Garden Room, St. James' Church, St. James' Street, Clitheroe. BB7 1HH on:

**Thursday 20th September - 2pm - 8pm and  
Saturday 22nd September - 10am - 4pm**



The development is a strategic site within Ribble Valley Borough Council's Core Strategy ('A Local Plan for Ribble Valley'). It will provide new homes, including affordable homes, land for a new primary school, a new business centre and local amenities, all phased over a 10 to 15 year period.

**If you would like further information about the exhibition please contact:**

Harry Tonge at Steven Abbott Associates LLP,  
Broadsword House,  
2 Stonecrop,  
North Quarry Business Park, Appley Bridge,  
Wigan, WN6 9DL

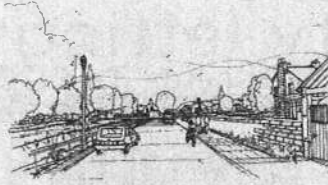
[www.abbott-associates.co.uk/standen](http://www.abbott-associates.co.uk/standen)

Tel. 01257 251177

**The Standen Estate's professional team welcome your involvement  
and look forward to meeting you.**

## Standen Strategic Site

The Trustees of the Standen Estate in Clitheroe are pleased to announce that they are proposing to lodge an outline planning application for development of land at Higher Standen Farm. The Standen site has been selected by the Council as The Strategic Site in its draft Core Strategy ("A Local Plan for Ribbles Valley") and is located on the south and east edges of the existing built up area of the town. It would form an extension to those areas.



The application follows extensive preparatory work including a comprehensive Environmental Impact Assessment, master planning, design, access and highways studies prepared for and funded by the Trustees. The decision to lodge an application now is a response to the numerous opportunistic proposals for residential development elsewhere in Ribbles Valley on sites which are not allocated for development by the Council.

From the outset the Estate's wish has been to work with the Council and local community in creating a sensitive and highly attractive development to be built out over the next 15-20 years. The Trustees are owners of a local family estate which has existed for many hundreds of years and their stewardship of the estate will continue as before.

The aim has been to promote a high quality development which would enhance Clitheroe as an extension to the town. The vision is to create a development with many interesting facets which respect the location of the site in terms of architecture, urban design and landscape. The Trustees have chosen to commit their own resources and manage the application so that they can secure high standards, in liaison with the Council, rather than release the land to potential developers on an ad hoc basis.

Before the planning application is made, there will be a public exhibition to show the proposals.

**This will be held in The Garden Room, St James' Church Hall, St James' Street as follows:**

**Thursday 20th September 2-8pm  
Saturday 22nd September 10am-4pm**

The exhibition will be manned by representatives of the Estate's team of professional advisers.

Leaflets are being circulated to local people informing them of the above.

The proposals include 1,040 dwellings, 30% of which will be affordable and 15% designed for elderly people. The site for a primary school is also included. A new business centre partially utilising the existing farm buildings is proposed. In addition space is being provided for local community and shopping facilities. The site will have direct access to the local highway network and a new roundabout is proposed at the junction of Pendle Road and the A59 which will benefit Clitheroe as a whole. Provision for local buses, extensive footways and cycle ways are all planned.

Drainage will involve a sustainable urban drainage system (SUDS) such that surface water does not affect the environment beyond the site.

Altogether the whole development would be framed within extensive green space around and within the site and the development will accord with the latest design standards. Full account has and will be taken of ecological and wildlife issues and the line of the old Roman Road will be kept clear of development.

The site is wholly owned by the Estate and is available for development now. The proposed scheme of development will enable the Council to meet a significant part of its housing target in a sensitive manner over future years. If the Council grants planning permission that will significantly enhance the chances of resisting proposals for development in less sustainable places which would not have the same ability to deliver the required housing provisions and to coordinate with infrastructure planning.

Issued by Steven Abbott Associates LLP on behalf of The Trustees of The Standen Estate  
Date 10th September, 2012

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### Land & Development

## RESIDENTIAL BUILDING SITE

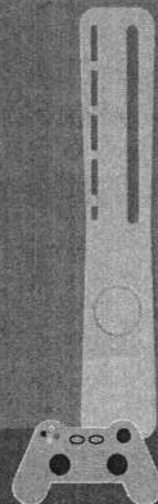
Abbey Farm, Mitton Road, Whalley

A building plot with planning permission for four semi detached dwellings in a very convenient semi rural location just out of the village of Whalley with open views to the south west. The plot offers an excellent self build opportunity.

**For Sale by Informal Tender -  
Tender Date 5 Oct 2012. OIRO £350,000**

Tel No 01200 442301 - [www.ghaonline.co.uk](http://www.ghaonline.co.uk)

## Growing Family?



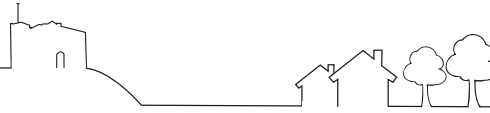
Property Advertisers  
**Are you  
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**Steven Abbott Associates LLP**  
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## **APPENDIX 3**

# Standen Strategic Site



## Welcome

The Trustees of the Standen Estate, which owns the land at Higher Standen Farm, will be making an application to Ribble Valley Borough Council for outline planning permission for residential led development on a site of approximately 50 hectares (123 acres).

The purpose of this exhibition is to share information about the proposals with you, the local community, and seek views about the proposals. The boards which follow explain the proposals in more detail.

The application will be in 'outline' form and will seek to establish the mix and general layout of development on the site. We would welcome your input on the proposals.

Members of the Estate's professional team are here to answer any questions. Forms are available to record your comments and we would encourage you to complete these as we appreciate your views.

The exhibition material can also be viewed at: [www.abbott-associates.co.uk/standen](http://www.abbott-associates.co.uk/standen)

If you need help in accessing exhibition information please contact:

**Harry Tonge at Steven Abbott Associates LLP,  
Chartered Town Planners  
Broadsword House,  
2 Stonecrop, North Quarry  
Business Park,  
Appley Bridge,  
Wigan,  
WN6 9DL  
01257 251177**

## Why Standen? Why Now?

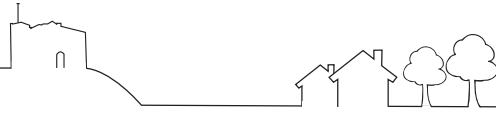
- Three years ago the Standen Estate became aware that the Council needed to identify strategic options for housing within its proposed Core Strategy..
- One of the areas of land identified by the Council as a potential 'strategic site' was Higher Standen Farm. The Estate made the Council aware that the land is in single ownership and is available including the land needed to provide a new junction between Pendle Road and the A59.
- The Estate decided to commission an environmental impact assessment. Such exercises are comprehensive, lengthy and look at all aspects of the environment. It has shown that there are no constraints which would prevent a sensitive development.
- Rather than rushing ahead with planning applications for all or part of the site, it was decided to await the emergence of the Council's Draft Core Strategy.
- Successive draft versions of that have shown the Standen site as an option and the more recent versions have specifically proposed it. Most recently, the Council resolved last month (August 2012) to submit the Draft to the Secretary of State as its Submission.
- The number of houses proposed has been reduced by 360 (over a quarter) to meet a request from the Council which reflected local opinion.
- It is well known that RVBC is under enormous pressure to grant planning permission for various new residential developments. Many of these are large and in places not favoured by the Council. They are incapable of delivering the infrastructure, quality of environment and the community facilities this site is.
- The grant of a planning permission will help the Council to resist opportunistic planning applications.
- With the completion of the environmental impact assessment and the Council's decision to submit the Submission Core Strategy to the Secretary of State now is the right time to make an application.



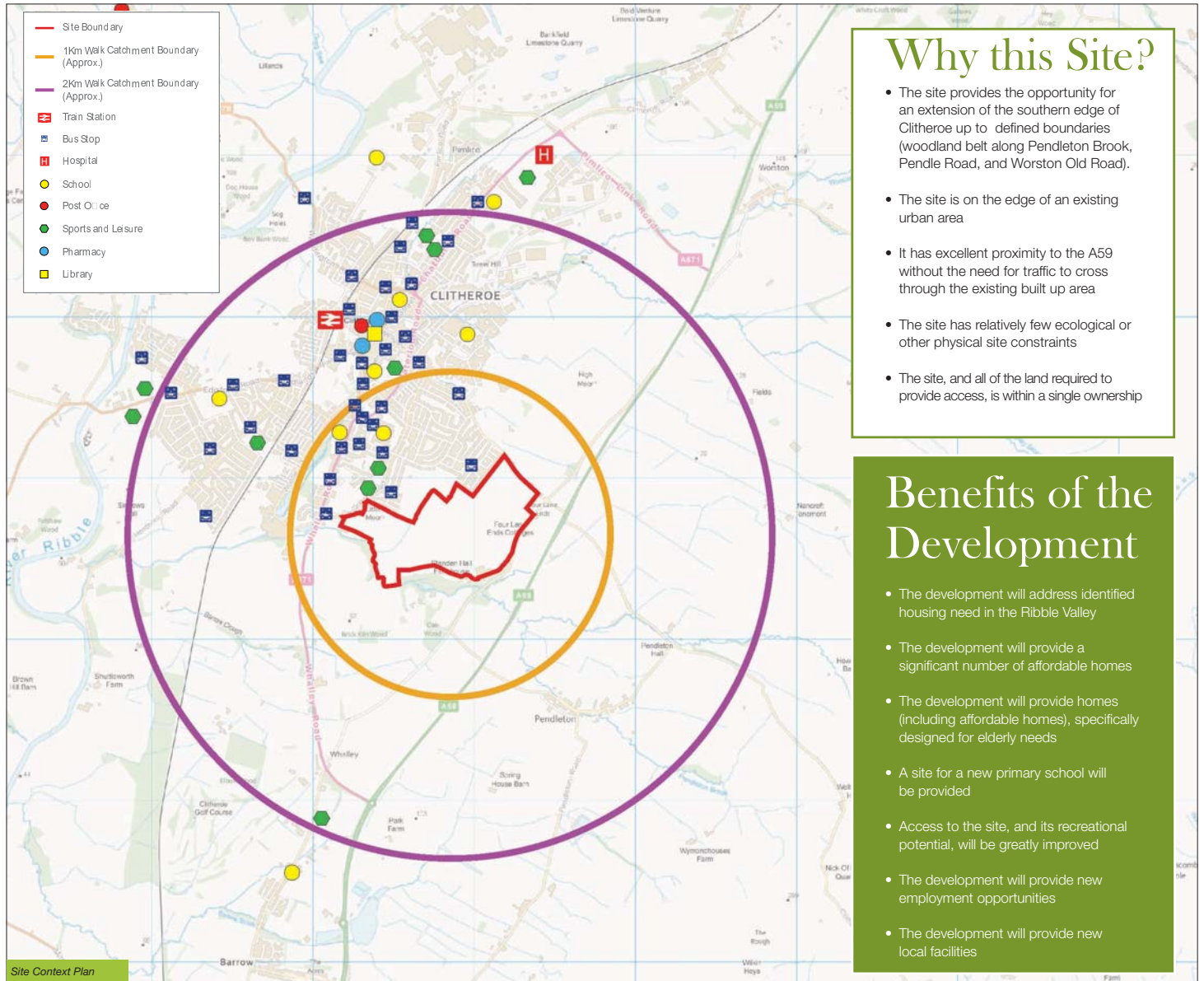
Proposed Development Area



Illustrative View 1, from inside the development looking towards the exit onto Pendle Road



# The Site in Context



# Development Principles and Objectives

- A high quality residential led mixed use development to meet the local housing requirements over the period from 2008 - 2028.
- A development that responds positively to its context.
- A development that respects local character, and creates a sense of place.
- A mix of residential types – 2 to 3 bed semi - detached and terraces, 3 to 5 bed detached.
- Predominantly 2 storey, with some 2.5 storey (i.e. room in the roof), and a number of bungalows at key locations.
- All houses to have private garden space.
- Appropriate relationships to neighbouring properties / uses.
- A 'permeable' development with good pedestrian linkage to surrounding areas and attractive, routes through the site.
- Retention of existing public rights of way.
- Incorporation of high quality landscaping, retaining existing trees and boundary features where ever possible and respecting the line of the Roman Road and the space around it.
- Creation of new open areas and amenity spaces through the site, formed around a new landscape framework.





# Illustrative Development Masterplan





# Development Issues Addressed

The Council's Submission Draft Core Strategy provides for a minimum of 4000 homes in Ribbles Valley between 2008 and 2028 (200 per year)

About 1670 of them (including those built or with planning permission) would be built in Clitheroe, 1040 on the Standen Site.

## School Provision

The number of homes proposed will generate a requirement for school places which will grow incrementally over the 10 to 15 year period of the development's build. It is acknowledged that the development of this large site will require a contribution to the cost of education provision and this is being dealt with in discussions with the Borough and County Council (as Education authority). The planning application will identify a site of over 2 hectares for new primary school to help meet demand.

## Health Services

This site can help by identifying land for community facilities (as the illustrative master plan does) which could include health facilities to serve the local community. The submission of a planning application will prompt interest from those involved if such facilities are necessary.

## Roads and Traffic

Traffic impacts, sustainable transport and highways improvements will be identified and assessed in a formal document called a Transportation Assessment. That document will be prepared to a scope and methodology agreed with the Highway Authority and will be submitted with the Planning Application.

## Utilities

In progressing development cooperation is needed between the Council (as planning authority), land owners and utility companies. One of the main benefits of development plans like the Core Strategy is precisely because it starts that process from scratch. That is the position with these proposals.

The Estate's technical advisers (Amec) have liaised with the utility companies to establish the situation and the dialogue, of course, is ongoing. There are no insuperable constraints it is simply a question of coordinating the development with the investments the utility companies need to make. This is a major advantage over ad hoc proposals with no plan led basis.

## Drainage

A full assessment of the site has been undertaken. Apart from a small area associated with Pendleton Brook the site is categorised as Flood Zone 1. i.e. little or of risk. It is proposed that a Sustainable Urban Drainage System (SUDS) be developed to deal with surface water run off. This will take the form of a series of attenuation areas which are a feature of the landscape design of the development.

## Leisure and Recreation

The Estate is liaising with the local authority's leisure officer to ensure the provision of appropriate open space and recreation is brought forward to best meet the needs of the local community (proposed and existing).

The masterplan shows a development permeated by a number of broad green corridors which will accommodate informal open spaces, an appropriate level and mix of children's play areas (both equipped and casual), footpaths and cycle ways which will link up with the surrounding networks. This is an approach favoured by the Council's officers.

The Primary School site is large enough to accommodate an appropriate school playing pitch which could contribute towards the sporting requirements of the proposed development and the wider local community

## Environment and Wildlife

Extensive environmental surveys have revealed few constraints - the majority of the site being grass land. The layout of the development will retain and incorporate the great majority of existing trees and hedgerow. A network of green corridors will be developed that connect across the site to the open areas beyond, and new tree planting, and other landscape proposals will enhance the ecological value of the site.

## Character and Identity

The layout, and form of the proposals will be developed to respect and compliment their surroundings. The scheme is informed by a thorough analysis of surrounding local settlements and sensitive adjacent buildings. The application will be supported by a Framework Design Code which would enable the Council to insist on important local design principles.

## Employment Opportunities

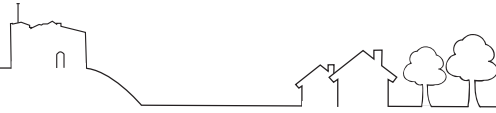
As well as the employment opportunities created during the 10 - 15 year construction period, the development will provide opportunities for permanent employment in retail and other ancillary uses, including local services and a business centre of approximately 2 hectares for a range of office, professional and small scale 'workshop' users.

## Archaeology

A team from Durham University has conducted a full assessment of the site, including full ground radar survey, as part of the EIA. Their findings have been responded to in the illustrative proposals for the site, though their work did not reveal any significant constraints that cannot be accommodated. The site, of course, crossed by the route of a Roman Road. This corridor will be left undeveloped as part of a wider open space network.



Illustrative View 2 looking east from Littlemoor



# Helping to meet the necessary provision of homes for the period up to 2028

The Standen site is intended to contribute to Ribble Valley's housing needs up to 2028. Development will come forward gradually over that period in a phased manner.

These diagrams illustrate how phasing might work, assuming three phases, each with a development period of approximately five years.



## Next Steps

We will be submitting an outline planning application to Ribble Valley Borough Council.

As with all planning applications, the Borough Council will notify local people when the application is submitted and will take relevant responses into account in the determination of the application. If approved, this will grant

a planning permission for the proposed development. Details of the proposed development will be considered by the Borough Council in a subsequent "reserved matters" application or applications.

## Thank You

Thank you for taking the time to view our Exhibition.

We value your views and want to answer any questions you may have. To make sure your views are considered, please complete a comment form and post it in the box provided.

We will review the responses received and, where appropriate, your ideas will inform the development of further proposals.

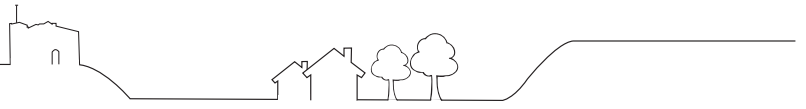
A Statement of Community Involvement will also be prepared and submitted with the outline planning application to follow.



**Steven Abbott Associates LLP**  
Chartered Town Planners

## **APPENDIX 4**

# Standen Strategic Site



## Thank You for attending, we hope that you found it informative.

We would welcome your comments and answers to the following questions. Responses will be taken into consideration as we prepare information to submit for planning approval.

Please place the completed form in the box provided, or if you can return it by post to:

Harry Tonge  
Steven Abbott Associates LLP  
Broadsword House  
2 Stonecrop, North Quarry Business Park  
Appley Bridge  
Wigan  
WN6 9DL

Your Name: .....

Your address: .....

1. Are you a resident of Clitheroe, work here or both  
.....
2. Are you aware that the site is as a strategic one in Ribble Valley BC's Submission Draft Core Strategy?  
Yes  No
3. Do you think that more homes should be proposed on the site at higher density?  
.....
4. Are parts of the site more sensitive than others?  
.....
5. What local facilities would you like to see on the site?  
.....
6. Are there aspects of the illustrative master plan that you like?  
.....
7. Are there aspects of the illustrative master plan that you feel could be improved?  
.....
8. Do you feel that the illustrative master plan makes a positive response to the integration of open space?  
.....
9. Do you have any other comments? Please use the space on the other side of the form as required.

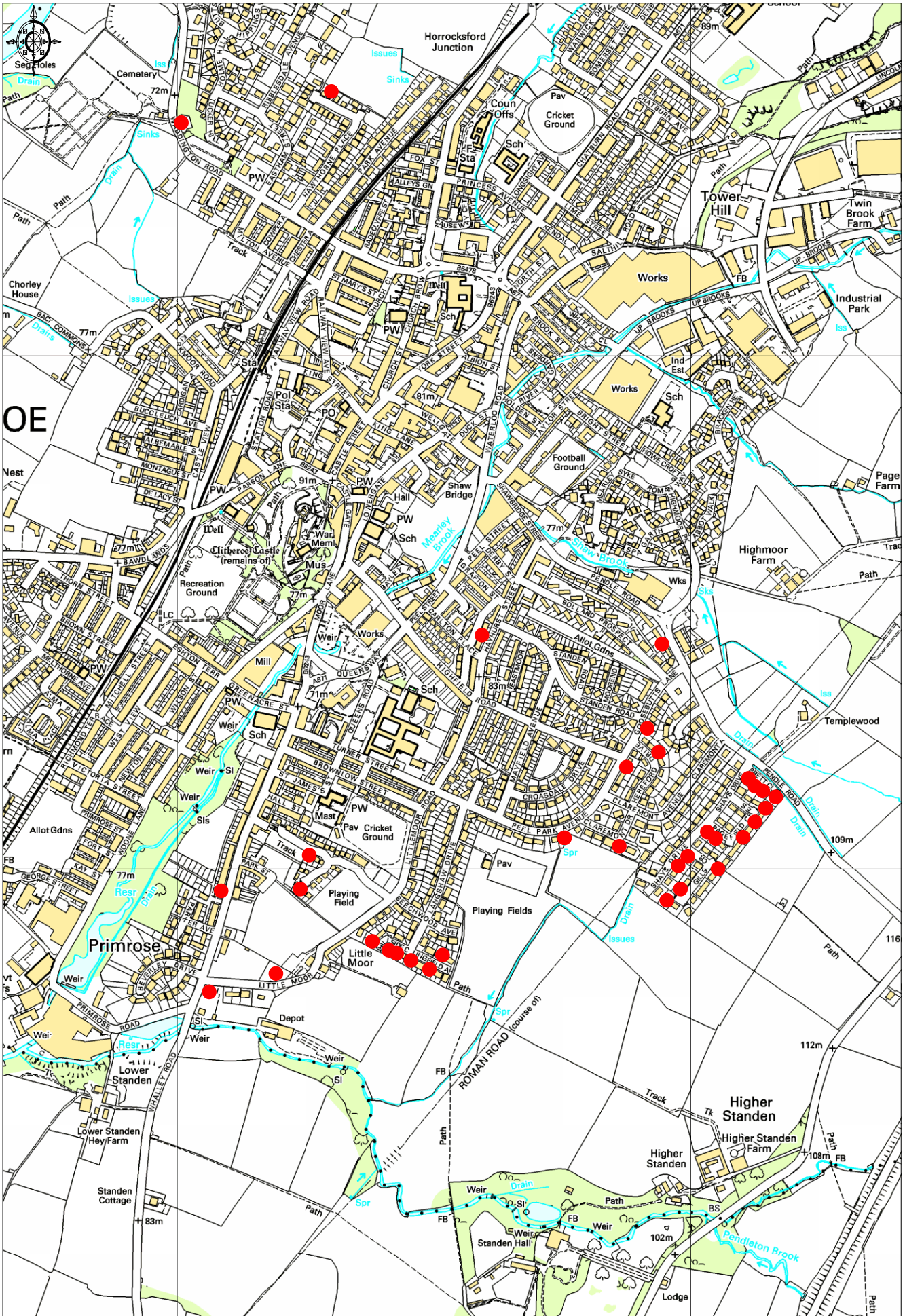
**Please use the back if you have any other comments**



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## **APPENDIX 5**

# Location of Respondents



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