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REPORT ON CONSULTATION

Land to the North of Whalley Road, Hurst Green, Clitheroe

On behalf of Stonyhurst College

October 2012

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1.0 INTRODUCTION

- 1.1 This Report accompanies a planning application for the development of 30 dwellings and relocation of existing school car parking on Land to the north of Whalley Road, Hurst Green
- 1.2 The application falls within the Council's definition of a major development and accordingly one which is likely to attract significant community interest. Where such interest arises good practice requires that public consultation is undertaken, it is also a matter enshrined in legislation within Section 122 of Localism Act 2011.
- 1.3 Appendix 3 of the Council's Statement of Community Involvement provides guidance to developers and applicants on the appropriate level of consultation with regard to major applications. This is presented in tabulated form. As set out below is a summary of those stages undertaken.

PROCEDURE	DONE
Provide neighbours with draft plans	✓
Request feedback	✓
Engage with the RVBC in pre-application discussions.	✓
Arrange a public viewing of the proposals	✓
Circulate a leaflet outlining proposals to local residents	✓
Arrange a meeting with appropriate groups in the community	✓
Keep a note of all consultation carried out	✓

- 1.4 Set out in the following pages is the extent of the pre-application consultation and the results of that consultation.

2.0 SCHEME PROGRESSION

- 2.1 A detailed description of the progression and evolution of the proposals is set out in the Design and Access Statement and should be read alongside this report.
- 2.2 Stonyhurst College has regularly engaged with Ribble Valley Borough Council and its officers over a period of time both through the Council's planning department, but also for a number of cultural events which are held at the College annually.
- 2.3 Engagement in the Council's planning policy process has been on-going particularly in the progress of the current Core Strategy. Representations have been submitted at each appropriate stage to ensure that the role and importance of the College as a major education establishment, employer and landowner are appropriately reflected. Such representations are considered necessary due to the status of the College Campus as a major grouping of Grade 1 Listed buildings and the accompanying grounds being a Registered Historic Park and Garden.
- 2.4 Discussions with the Council considered the development potential of Stonyhurst land around Hurst Green, a designated settlement in the District. A number of sites have been submitted to the Council's SHLAA process of which two, part of the application site and land at Smithy Row, have been assessed positively.
- 2.5 More detailed consideration of site specific issues and the progression of a layout for land to the north of Whalley Road resulted in amendment to the site area, and the progression of a scheme which largely reflects the current application site area.
- 2.6 An indicative layout was first mooted at a meeting with Planning Officers in November 2011 regarding progress with the Core Strategy and Site Allocations document. The scheme was presented in order to inform representations to the LDF. This suggested houses ranging from 2 to 5 bedrooms and predominantly 2 storeys in height to include terraced cottages, along with semi and detached houses. Vehicular access in to the site from Whalley Road along with new footpath links will also connect the development into the existing public footpath network within and around the village.

- 2.5 Detail at that stage did not include landscaping beyond planting on all boundaries although the northern edge would be kept largely open. A village green-type open space was introduced around the existing ash tree as a prominent feature will become a focal point of the site. A replacement school car park was suggested towards the east of the site.
- 2.6 Whilst the principle of housing was accepted for Hurst Green, concerns about the scale of development and detail of design. It was suggested that if the scheme was to be progressed then it should be presented to the community for feedback.
- 2.7 Engagement with the Parish Council took place during March 2012 at an evening meeting scheduled at Stonyhurst. Concern was raised about the scale of development and design/appearance along with providing homes to meet local needs.
- 2.8 Due to the requirement to relocate the car park which serves St Joseph's RC Primary School, a series of meetings were scheduled with the Headteacher and Governors to understand the school's future requirements during April and May 2012.
- 2.8 A date for a public exhibition and community consultation was scheduled for 12 July 2012 along with formal pre-application engagement with Ribble Valley Borough Council. That pre-application enquiry requested a range of information from statutory consultees and a Screening Opinion to confirm that as a major scheme the application did not fall to be considered as EIA development. Instead of formal EIA it was judged that environmental matters could be dealt with through a series of studies and appraisal.
- 2.9 Full details of the proposals presented at the exhibition in the form of presentation boards which can be seen at Appendix 1. These were included in the request for pre-application advice from RVBC.

3.0 COMMUNITY CONSULTATION

- 3.1 The object of community consultation on significant planning applications is to provide early availability of good quality information enabling issues and problems to be addressed up front, to avoid possible objections by resolving problems early, to avoid the need to make costly revisions to proposals at an advanced stage and to ensure better quality applications which can be processed quickly. This approach is inclusive and transparent and ensures projects can be appropriate and meet the needs and aspirations of local communities.
- 3.2 Accordingly it has been determined that community consultation in regard to this project would be in the form of presentational boards mounted at a public exhibition held at the Shireburn Arms Public House, Hurst Green.
- 3.3 These presentational boards explained in some detail the evolution of the proposal, the constraints that are apparent in regard to the land at the Whalley Road site and the proposals for the redevelopment of the site with 30 new dwellings.

WHO WAS INVITED?

- 3.4 It was decided that the core of the community consultation would be the exhibition at the Shireburn Arms Public House. This was felt to be the most effective way of disseminating information and getting feedback from the community.
- 3.5 Accordingly it was decided to have an exhibition which was open to the public throughout Thursday 12th July 2012 from 1.00pm to 8.00pm. Invitations in the form of a letter (Appendix 4) to the public consultation event were sent individually to each household within an approximate 2 mile radius (map attached at Appendix 5). This amounted to some 228 households individually invited to the exhibition.
- 3.6 In addition to the invitation sent to local residents within and surrounding Hurst Green, invitations were also sent to the Parish Council, the Ward Member, St Joesph's Primary School and other businesses within the local area.

- 3.7 Our conclusion is that the details of the exhibition were sent and targeted directly to those who were likely to be most interested. The event was well attended (Appendix 3: Photographs).

FEEDBACK

- 3.8 Feedback received at the public exhibition was constructive. A count suggests that that 88 people attended the exhibition. Many people decided to take the response forms home with them and to return them to the Shireburn Arms reception during the week after the event. Further feedback forms went sent out on request from residents who either could not attend the event or had lost or misplaced their form.
- 3.9 As far as those who filled in the response forms (see table below) there is a mixed view for the proposals, however the majority of the forms against the proposal provided instructive details which could be easily taken into account and accommodated in revised proposals.

Summary of the Public Community Consultation Exhibition

Invitations Posted	Attendance	Feedback Forms Distributed	For	Against	Don't Know	Total Forms Returned
228	88	140	15	16	3	34

- 3.10 One of the purposes of the community consultation was to try and identify issues which the community appeared concerned about and which might be within the ability of the developer to do something about. This instructive feedback presented us with a variety of issues and observations to take into account. The next section deals with the summary of issues raised.

SUMMARY OF ISSUES RAISED

- 3.11 The feedback to the community consultation has come in two forms. The verbal responses to members of the team at the consultation event and secondly the response forms that have been completed.

- 3.12 Of the response forms that have been analysed (34) 44% of those responding have been in favour of the proposal, 47% against the proposal and 9% are neutral.
- 3.13 Those in favour of the proposal have made valuable comments which are hugely supportive. Several individuals consider the proposals to be sympathetic and a great benefit to the area, in particular the open space and landscaped areas. However to develop the proposals it is of far more use to look at areas of concern to see if they can be addressed to improve the submission.
- 3.14 A summary of these comments identifies highway, environmental and design and concept issues to be the main areas of concern.
- 3.15 With no particular order the issues are as follows.

Highway Issues

- Car Park is too small
- A turning/drop off point would be useful
- Concern over parking for the existing residents using the car park on site
- Accidents on the busy road already due to the lack of parking spaces
- Concern over the speed of vehicles entering the village
- Concerns over the increase in traffic
- Roads should be widened
- A roundabout should be introduced
- Access into the site will cause issues
- Access on to the main road needs to be considered

Environmental Issues

- Should be kept as Greenfield /agricultural land
- Concern over protection of the Area of Outstanding Natural Beauty
- Conservation Area has been forgotten

Concept and Design Issues

- No need for housing in Hurst Green

- Provision of bungalows designed for the elderly
- 30 houses may be too many for the site
- Lack of infrastructure to support new houses
- Loss of tourism and walkers
- Affordable housing for local people is needed
- Overlooking from Gateway house on to 30 Whalley Road
- Small affordable housing for younger people is needed
- A village shop should be introduced
- 2-3 bedroom houses are needed
- A post office and a doctors outreach surgery should be considered
- No gas supply to Hurst Green
- The proposals will spoil the ethos and community cohesion in the village
- Seats and benches should be added
- Would prefer 15 houses so the village does not lose its character
- College should develop closer to the school facilities
- The village will become a town
- 30 should be the maximum amount of housing built on this site
- Would like to see appropriate building materials used to reflect the village

3.16 The main concerns are clearly to ensure that the traffic and access into the site is carefully designed to prevent accidents and that the number and type of houses are considered to accommodate a demand for local affordable smaller housing. How these issues have been addressed and incorporated into the scheme is addressed in the Design and Access Statement which accompanies this application. Matters relating to highway access and safety are dealt with in the Transport Assessment

3.17 This demonstrates the value of pre application community consultation and the ability for the application to evolve and deal with individuals concerns.

3.17 As well as a number of issues which have been resolved a number of matters which were raised at the consultation event are not matters which can be resolved through this planning application or attribute powers the Developer way beyond their control what can realistically be achieved.

4.0 PRE-APPLICATION CONSULTATION

- 4.1 Alongside community consultation, it is also appropriate to seek pre-application advice from the Planning Authority. Such a request was submitted to Ribble Valley Borough Council in mid –July 2012 (LPA Reference 3/2012/0571/P). Alongside the request form and pre-application fee, the relevant forms and material were submitted; the latter included a scheme description, a brief review of the Community consultation and a list of reports to be prepared and requesting a pre-submission meeting with officers.
- 4.2 A Screening Opinion was received on 26 July confirming that EIA was not necessary, and that the list of reports suggested would suffice in the determination of the application. A full tree survey was suggested along with a Phase I habitat survey.
- 4.3 In response to the Pre-application Request a number of notifications were circulated by the Planning Authority. To date responses have been received from:

Environment Agency – suggesting that the application site is not in a flood risk zone. However as the site exceeds 1.0ha and is greenfield, a Flood Risk Assessment has been requested.

In response an FRA has been commissioned and will be submitted.

Lancashire County Council – Education Authority has suggested that contributions are required to support the requirement for additional places generated by the development.

In response the request is noted; however, we query the level of contributions.

- 4.4 A pre-application meeting was held on Friday 7th September 2012 with the Head of the Planning Service. That meeting discussed the detail of the scheme, the response to public consultation and the additional material being prepared to support the planning application. The outcome of the meeting was positive.

5.0 CONCLUSIONS

- 5.1 Good planning practice requires that prior to the submission of planning applications that an appropriate level of consultation is undertaken, both to inform those likely to be affected by the development but also to “iron” out any issues which may be resolved, prior to the submission of the planning application.
- 5.2 Requirements set out in the Localism Act 2011 enshrine the practice in law, but do not stipulate the detail. Ribble Valley Borough Council has set out in Appendix 3 of its Statement of Community Involvement (2010) when it considers pre-application consultation is appropriate and recommends what measures should be undertaken.
- 5.3 Set out in Section 1 of this report is the extent of pre-application consultation activity undertaken on behalf of Stonyhurst. It is considered that all of the measures have been achieved.
- 5.4 We consider that the consultation of the community has been a constructive and worthwhile element to the preparation and evolution of this application. We consider the public exhibition to have been well attended by around 88 people following invitations to over 228 households. The turnout rate perhaps demonstrates a relaxed attitude to the proposals.
- 5.5 However, those that did attend and gave feedback, were interested enough to provide useful comments as to matters that they would like to see addressed if the development is to proceed. These matters, where it was possible for the developer to address them have been addressed.
- 5.6 The feedback has resulted in the developers and their advisors feeling confident that the proposal has evolved with the guidance of the local community. Many of the issues raised have been dealt with to ensure the community stakeholders have contributed towards transparent proposals. Those that have stated their opinion against the proposals will hopefully be able to see the improvements due to the consultation process undertaken.
- 5.7 We therefore conclude that meaningful and positive community consultation has brought forward a more refined solution for approval.

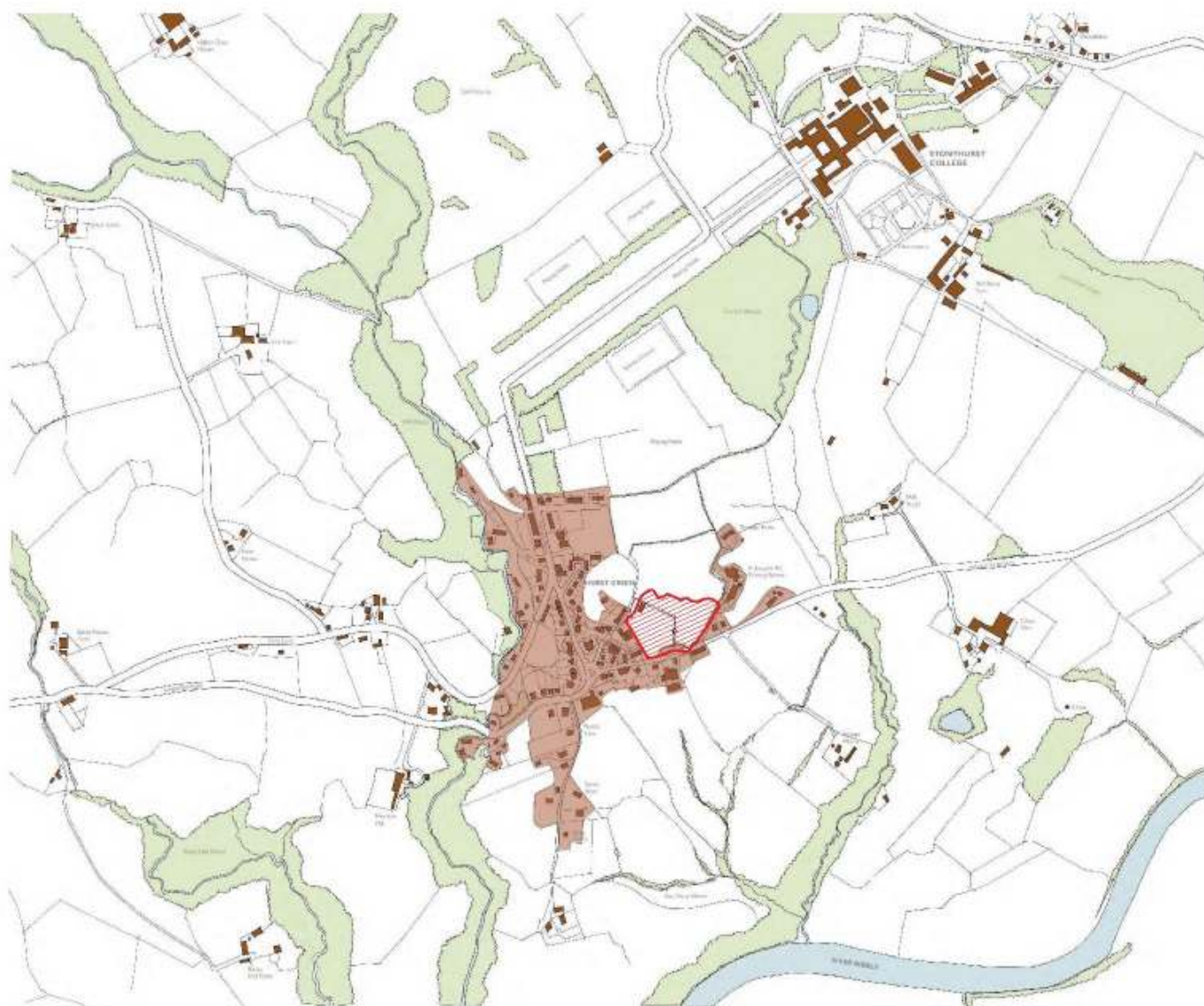
- 5.8 Pre-application consultation between Stonyhurst and Ribble Valley Borough Council has continued the collaborative dialogue. Comments received have been taken on board and addressed where possible or additional material prepared and submitted in support of the planning application.

Carter Jonas LLP
October 2012

APPENDIX 1:

EXHIBITION BOARDS

Site Location & Setting



KEY:  Development Site  Hurst Green Village (general extent)

0 200m

Proposed Residential Development
Whalley Road, Hurst Green



Whalley Road and car park on edge of site



Entrance into Hurst Green from Whalley Road



St. Peter's Church of Stonhurst College



Stonhurst College complex

INTRODUCTION

Stonhurst College has been at the centre of the Hurst Green community for over 200 years. The College is a major employer of staff and uses local suppliers and craftsmen in the maintenance and upkeep of the estate.

Many of the college buildings are over 400 years old and represent a significant heritage asset, as does the associated Parkland. Recently the College embarked on a major investment programme to upgrade and improve the facilities and accommodation available for staff and students, many of which are available to the local community.

SITE DESCRIPTION

Extending to 2.44 hectares / 6.03 acres, the site is enclosed on three sides by buildings. To the west these include housing on Warren Fold and Warren Farm; to the south of the Whalley Road, is the Eagle & Child, farmbuilding and detached housing and terraced cottages. To the east is St. Joseph's RC Primary school and residential properties. On the site frontage is the existing school car park; the remainder is used for grazing and the storage of farm and other ancillary machinery.

PROPOSALS

Land to the north of Whalley Road has been identified as an opportunity to provide housing to meet local needs, some staff accommodation as well as open market housing which could raise much needed money for the College's investment programme and to fund other schemes. The extent of the site and its location are identified on the opposite plan.

Stonhurst College intends to submit a full planning application for the development of the land to the north of Whalley Road, later in 2012. The proposals are for the construction of up to 30 dwellings, comprising 2, 3, 4 and 5 bedroomed houses; these will include terraced cottages, along with semi and detached houses. St. Joseph's Primary School car park will be relocated within the site.

PLANNING BACKGROUND

Recently published (March 2012) Government guidance contained in the National Planning Policy Framework (NPPF) is supportive of sustainable economic growth whilst ensuring that environmental considerations are taken on board. At the heart of the NPPF is to increase the supply of homes which meets the needs of local communities and to ensure that the rural economy remains prosperous, healthy and vital. Central to the NPPF is consideration that local communities should have say in the shape of how they develop in the future.

Ribble Valley Borough Council (RVBC) recently published its latest Core Strategy, which supports the respect and enhancement of the Borough's high quality environment whilst providing good quality homes. The Core Strategy identifies that most homes will be concentrated into the larger settlements of the Borough. Smaller settlements such as Hurst Green are expected to accommodate housing where this maintains and enhances the vitality of the settlement, meets local needs and supports a healthy rural economy.

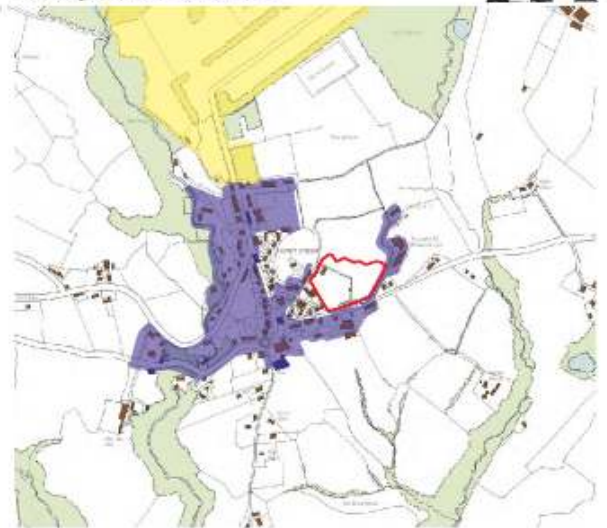
WHY IS CONSULTATION NECESSARY?

It is important that the local community is kept advised and has the opportunity to express views at an early stage, so that these can be taken on board to influence the design of the proposals, before it is formally submitted to the Council. Such consultation is considered to be good practice and is now part of the planning process.

Today we are asking local residents for their input upon the proposals

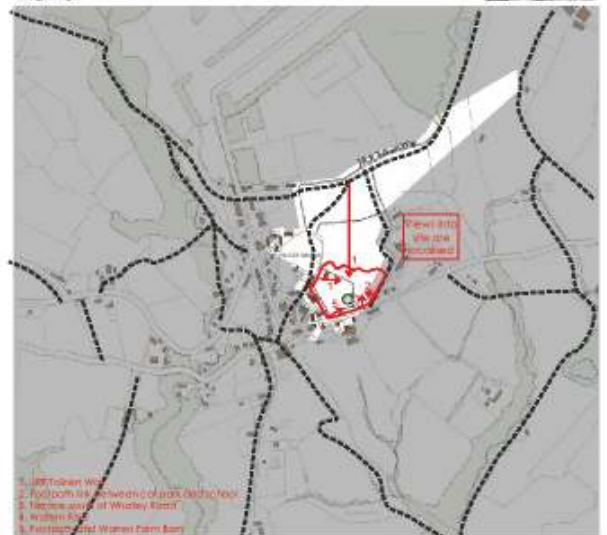
Landscape & Planning Context

Heritage & Conservation



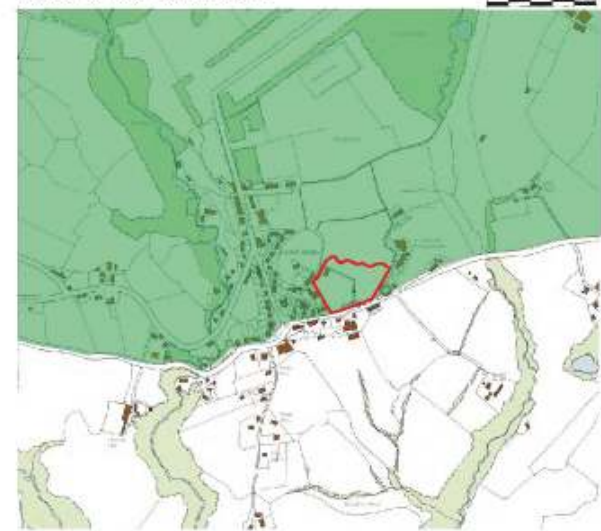
KEY: Site Boundary Listed Buildings Stonyhurst College Historic Park & Garden Hurst Green Conservation Area

Views



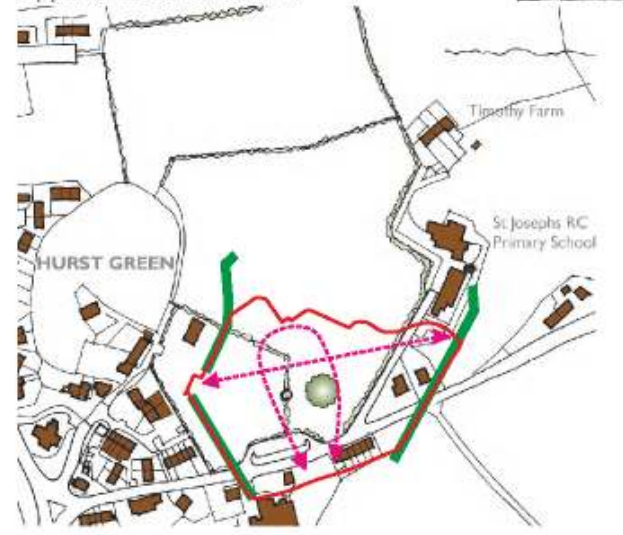
KEY: Site Boundary Zone of Theoretical Visibility Public Right of Way

Forest of Bowland AONB



KEY: Site Boundary Area of Outstanding Natural Beauty

Opportunities & Constraints



KEY: Site Boundary Physical Links Tree to be retained Hedgerows to be retained and infilled



View of Hurst Green from the J.R.R. Tolkien Walk



View of site corner as Whalley Road enters Hurst Green



Back of properties on Horton Road (overlooking the site)



St Joseph's RC Primary School tucked behind higher landform and a hedgerow

HERITAGE & CONSERVATION

Hurst Green is an attractive village much of which is designated as a Conservation Area, as demonstrated by the top left plan. This shows the extent of the Conservation Area, along with a number of key buildings including those which are Listed. Only part of the site, comprising the St Joseph's school car park, is included within the Conservation Area.

Much of the Stonyhurst campus is a registered Historic Park and Garden (Grade II*), whilst most of the main college buildings are Listed Grade I.

FOREST OF BOWLAND AONB

Land to the north of the Whalley Road (as indicated in the top right plan), including the proposal site, is valued for its attractiveness and scenic beauty. This is reflected by its setting within the Forest of Bowland Area of Outstanding Natural Beauty (AONB). Policies within the adopted Ribbles Valley Local Plan (as saved) and the emerging Core Strategy seek to protect, respect and enhance the AONB.

Policy BN2 requires development (within and contributing to the setting of the AONB) to:

- be in character, reflecting and enhancing local distinctiveness, vernacular style, scale, features and building materials; and
- take a non-standardised approach.

VIEWS

A visual assessment has been carried out which has recorded potential viewpoints and identified any impacts (negative and positive). This has informed the design of the housing layout and the landscape mitigation. Viewpoints were selected to encompass short, middle and long distant views to the north, south, east and west.

Views into the application site are only experienced from localised viewpoints; housing directly facing the area and the J.R.R. Tolkien Walk. This latter view shows Hurst Green to be tucked behind higher landform (as shown in the above photograph), and this would be maintained. Other views are screened by trees and woodland, the undulating landform and by field boundary planting.

OPPORTUNITIES AND CONSTRAINTS

The key characteristics of the application site and the surrounding area have been recorded in the National Character Area 33 – Bowland Fringe and Pendle Hill and Lancashire County Council's Landscape Character Area 5 – Undulating Lowland Farmland. Key characteristic features are to be retained and enhanced where possible:

- Retain the large tree in the centre of the site and protect its root zone.
- Retain boundary hedgerows where possible.
- Increase public permeability and links, especially to and from the school.
- Maintain an open environment and use screen planting in strategic locations.
- Maintain the existing village pattern within the new housing layout.
- Utilise characteristic materials (mainly stone) and architectural features in the construction of the new houses.

Proposed Residential Development Whalley Road, Hurst Green



Proposed Site Layout



Indicative Proposed Plan

KEY:

- | | |
|-------------------------|--------------------|
| Site Entrance | Existing Buildings |
| Pedestrian Link | Proposed Units |
| Landscaped Edges | Mid Distance Views |
| Central 'Village Green' | |

INDICATIVE PROPOSED PLAN KEY

- ① Proposed main access to the site from Whalley Road.
- ② Existing Oak Tree to be retained and placed within new 'village green' setting, as a central feature.
- ③ New car park and "drop off point" to serve St Josephs RC Primary School, linked into 'safe' footpath route to the school.
- ④ Main site frontage set back from Whalley Road as gateway into the village.
- ⑤ Gateway house fronting on to Whalley Road and focal point when traveling west along the B6243.
- ⑥ House frontages to overlook the village green.
- ⑦ New footpath link to connect the development into existing footpath in the interests of permeability and pedestrian links to the village.
- ⑧ Proposed houses to be set lower than 'highest point' crest line to integrate the properties into the landscape when viewed from distance.
- ⑨ Parking courts located away from primary on site views.
- ⑩ Amorphous rear boundary line to soften 'the edge'.

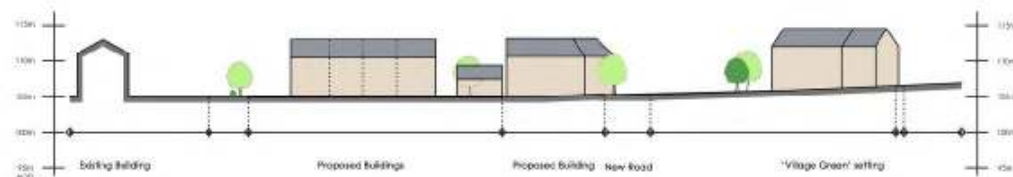
Proposed Residential Development Whalley Road, Hurst Green



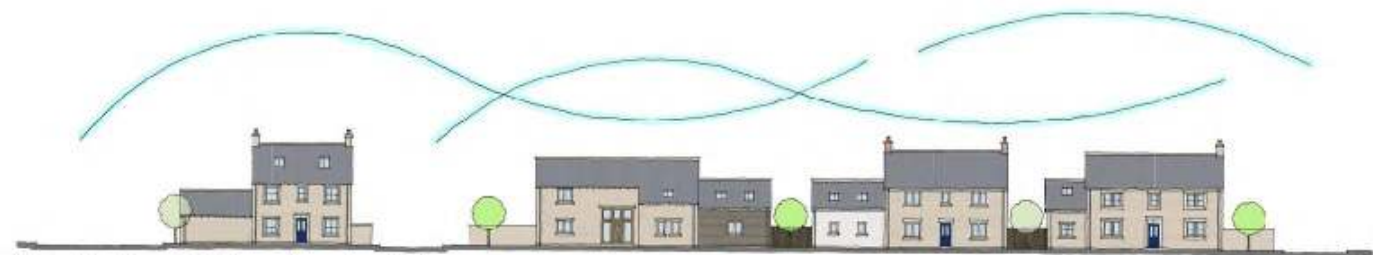
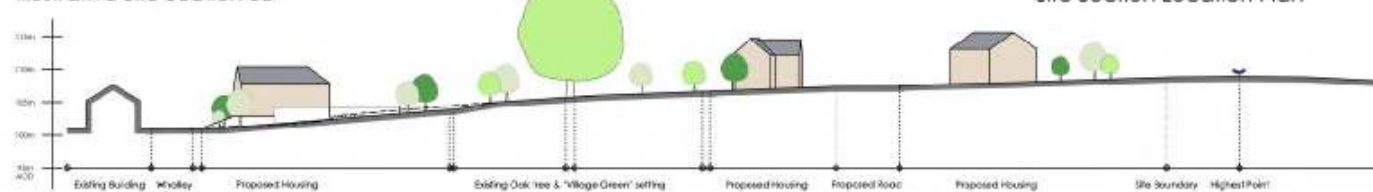
Subject to Survey and Planning

Character & Context

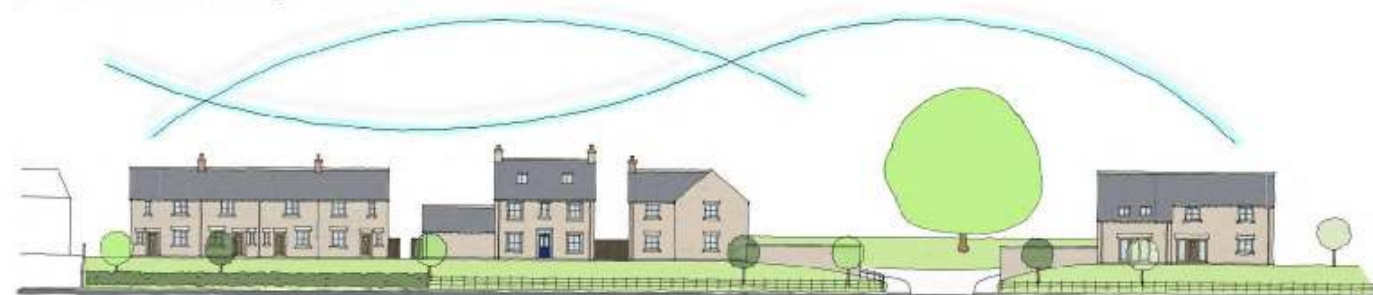
Illustrative Site Section AA



Illustrative Site Section BB



Illustrative View CC through centre of site



Illustrative View DD along Whalley Road



LOCAL VERNACULAR

Photographic examples of individual dwellings to be found in and around the village. Predominantly two storey in scale, walling in local stone with occasional rendered elevations and natural slate roofing with occasional stone slate roofs. A mixture of window styles traditional quarter sashes, casements and mullioned windows with stone cills, lintels and small number of stone jambs. Most properties have masonry chimneys except for barn conversions which generally are heated by stoves.

This proposal is a bespoke design which aims to reflect the character of the village in terms of scale, design and density and grain; the proposed materials and architectural details will follow the existing local vernacular as is shown to the adjoining illustrative views.

WHAT NEXT?

Having considered the contents of these exhibition boards it is important that you provide comments in relation to the proposals. Please complete the feedback forms which are placed around the room and if you can answer the questions this would be helpful. These can be completed on the day or sent by post to the following address before 27th July 2012.

HURST GREEN CONSULTATION
C/O PAUL LEEMING
CARTER JONAS
REGENT HOUSE
13-15 ALBERT ST
HARROGATE HG1 1JX

Any feedback received will be reported and taken on board in the preparation of the application package to be submitted to Ribbles Valley Borough Council later this year.

Proposed Residential Development Whalley Road, Hurst Green



APPENDIX 2:
RESPONSE FORM

Feedback and Comments

Consultation Event 12th July 2012

After considering the contents of the Exhibition, it would help us when preparing the planning application if you could answer the following questions and let us know any other comments you may have. To provide some context these questions ask about some general matters relating to Hurst Green village and then specifically about the development proposals.

1. What is your post code?.....

2. What do you value most about Hurst Green?

Attractive location ☐

Quality of the environment ☐

Community spirit ☐

Availability of facilities ☐

Any other (please feel free to suggest)

.....

3. What do you think are the main issues facing the village today?

Access to services ☐

Access to jobs ☐

Access to housing ☐

Any other (please feel free to suggest)

.....

4. Do you think there is a demand for more housing in this area?

Yes / No

5. What do you think are the main issues for housing in the area?

Affordability ☐

Availability ☐

Suitability ☐

Any other (please feel free to suggest)

.....

6. Do you think it is appropriate for Stonyhurst to build new houses in Hurst Green

If the houses are for local people ? **Yes / No**

If the houses are for College staff ? **Yes / No**

If the houses are for new residents ? **Yes / No**

7. What type of housing do you think is best for this location?

.....

8. Do you think these proposals will benefit Hurst Green?

Yes / No

9. Do you think that there are any other matters which should be included in the scheme ?

.....

[illegible]

.....

.....

.....

.....

.....



APPENDIX 3:
PHOTOGRAPHS OF THE EXHIBITION





APPENDIX 4:
INVITATION LETTERS

Our Ref: PAL/1006041

Your Ref:

E: paul.leeming@carterjonas.co.uk

DD: 01423 707804



The Property People

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COPY

Residents

04 July 2012

Dear Sir/Madam

COMMUNITY CONSULTATION EVENT: LAND TO THE NORTH OF WHALLEY ROAD, HURST GREEN: RESIDENTIAL DEVELOPMENT

Carter Jonas acts on behalf of Stonyhurst College. We are writing to let you know about proposals being put forward by the College for the development of the land to the north of Whalley Road, Hurst Green where we hope to provide 30 new dwellings and the relocation of the existing car parking spaces. We are currently preparing a planning application which will be submitted to Ribbles Valley Borough Council later this year.

We are holding an exhibition of the proposals to which you, as nearby residents are invited. This will be at **the Shireburn Arms, Whalley Road, Hurst Green on 12th July 2012 at 13.00- 20.00** where the project team and representatives for the College will be on hand to explain the proposals, answer questions and gather the views of the local community before finalising the application.

However, if you are unable to attend the exhibition, a brochure containing details of the proposals will be available to collect from the Shireburn Hotel after the event or you can contact us directly from the details above.

We look forward to seeing you there to learn more about these exciting proposals, to comment and to hear your views.

Yours sincerely

Paul Leeming BA (Hons) BTP MRTPI
Senior Associate
For and on behalf of Carter Jonas LLP

Our Ref: PAL/JW 050712

Your Ref:

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DD: 01423 707804

COPY

Councillor J E Alcock
21 Moor Field
Whalley
Clitheroe
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The Property People

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04 July 2012

Dear Councillor Alcock

COMMUNITY CONSULTATION EVENT: LAND TO THE NORTH OF WHALLEY ROAD, HURST GREEN: RESIDENTIAL DEVELOPMENT

Carter Jonas LLP acts on behalf of Stonyhurst College. We are writing to you in your role of Ward Councillor for Aughton, Bailey and Chaigley to let you know about proposals being put forward by the College for the development of the land to the north of Whalley Road, Hurst Green. The College hopes to provide 30 new dwellings and relocation of the existing car parking spaces on this site. We are currently preparing a planning application which will be submitted to Ribbles Valley Borough Council later this year.

We are holding a public exhibition of the proposals to which you are welcome to attend. The exhibition will be at **the Shireburn Arms, Whalley Road, Hurst Green on Thursday 12th July from 13.00 till 20.00** where the project team and representatives for the College will be on hand to explain the proposals, answer questions and gather the views of the local community before finalising the application.

However, if you are unable to attend and would like a meeting to discuss the proposals then please do not hesitate to contact us. There will also be brochures containing details of the proposals available after the event to collect from the Shireburn Hotel.

We hope to see you there.

Yours sincerely

Paul Leeming BA (Hons) BTP MRTPI
Senior Associate
For and on behalf of Carter Jonas LLP

Our Ref: PAL/JW 050712

Your Ref:

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Mrs P Tyson
10 Hoghton Road
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The Property People

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04 July 2012

Dear Mrs Tyson

COMMUNITY CONSULTATION EVENT: LAND TO THE NORTH OF WHALLEY ROAD, HURST GREEN: RESIDENTIAL DEVELOPMENT

Carter Jonas LLP acts on behalf of Stonyhurst College. We are writing to you in your role of Parish Clerk for Aughton, Bailey and Chaigley Parish Council to let you know about proposals being put forward by the College for the development of the land to the north of Whalley Road, Hurst Green. The College hopes to provide 30 new dwellings and relocation of the existing car parking spaces on this site. We are currently preparing a planning application which will be submitted to Ribbles Valley Borough Council later this year.

We are having a public exhibition of the proposals to which you are welcome to attend. The exhibition will be at **the Shireburn Arms, Whalley Road, Hurst Green on Thursday 12th July from 13.00 till 20.00** where the project team and representatives for the College will be on hand to explain the proposals, answer questions and gather the views of the local community before finalising the application.

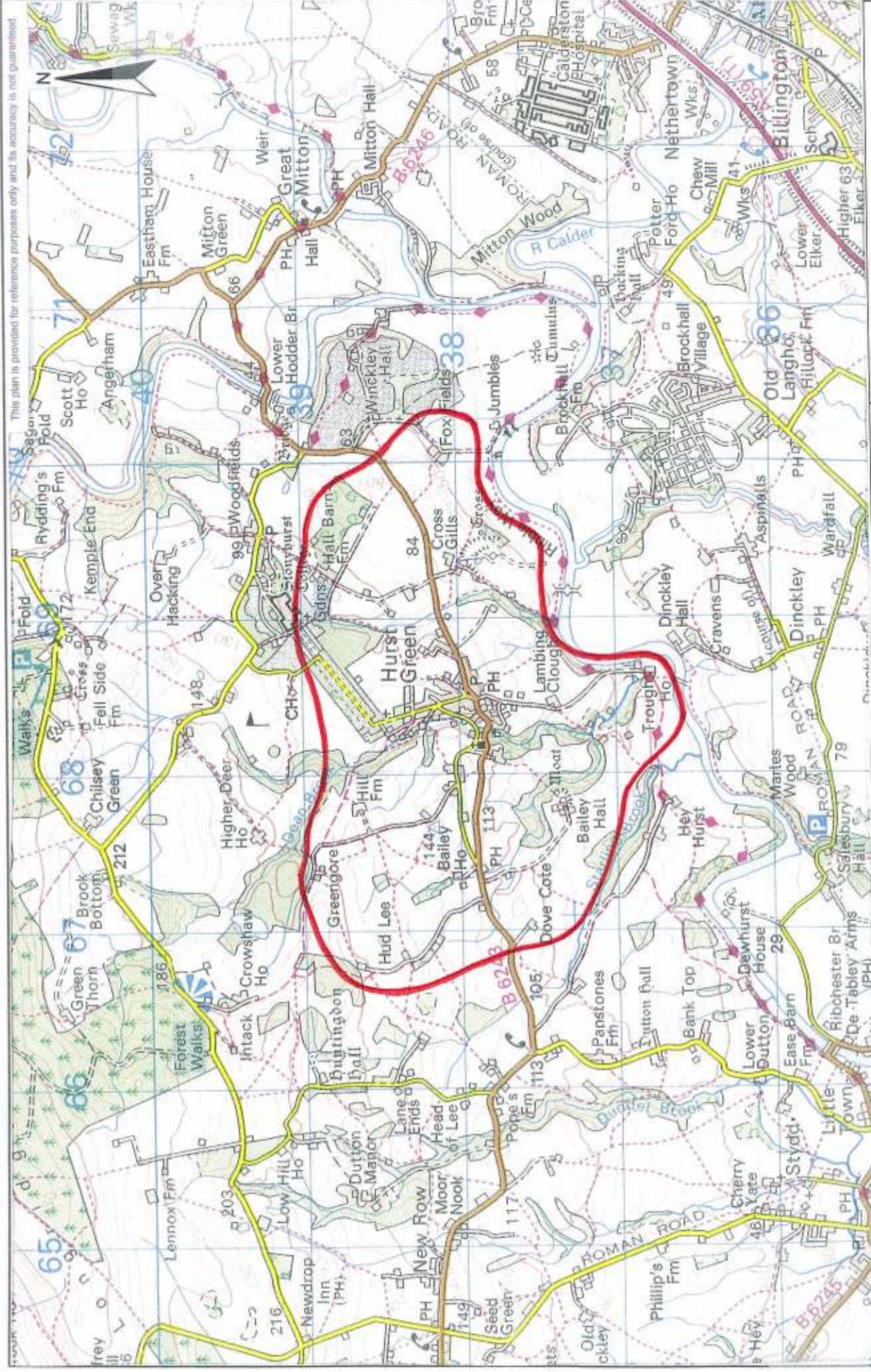
However, if the Parish Council are unable to attend and would like a meeting to discuss the proposals then please do not hesitate to contact us. There will also be brochures containing details of the proposals available after the event to collect from the Shireburn Hotel.

We hope to see you there.

Yours sincerely

Paul Leeming BA (Hons) BTP MRTPI
Senior Associate
For and on behalf of Carter Jonas LLP

APPENDIX 5:
PLAN TO SHOW THE INVITATION DISTRIBUTION



This plan is provided for reference purposes only and its accuracy is not guaranteed.

Invitation Distribution	Client: Stonyhurst Estate
Not to Scale	Title: Community Consultation Public Exhibition
	Date: 03/10/12
	Dwg. No.: 1006041

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