

Strategic Land Group

**Henthorn Road,
Clitheroe**

**Statement of
Community
Involvement**

December 2012

Ref:2012-156-012a

Strategic Land Group

Henthorn Road, Clitheroe

**Statement of Community
Involvement**

December 2012

Ref:2012-156-012a

Authorised for and on behalf NJL Consulting LLP



**Nick Lee
Partner**

This report takes into account the particular instructions and requirements of our client. It is not intended for and should not be relied upon by any third party. Any such party relies on this report at their own risk.

© Report copyright of NJL Consulting LLP

N|J|L
CONSULTING

Adamson House
Towers Business Park
Wilmslow Road
Manchester
M20 2YY

Tel: 0845 362 8202

Fax: 0870 130 5579

info@njlconsulting.co.uk
www.njlconsulting.co.uk

Contents

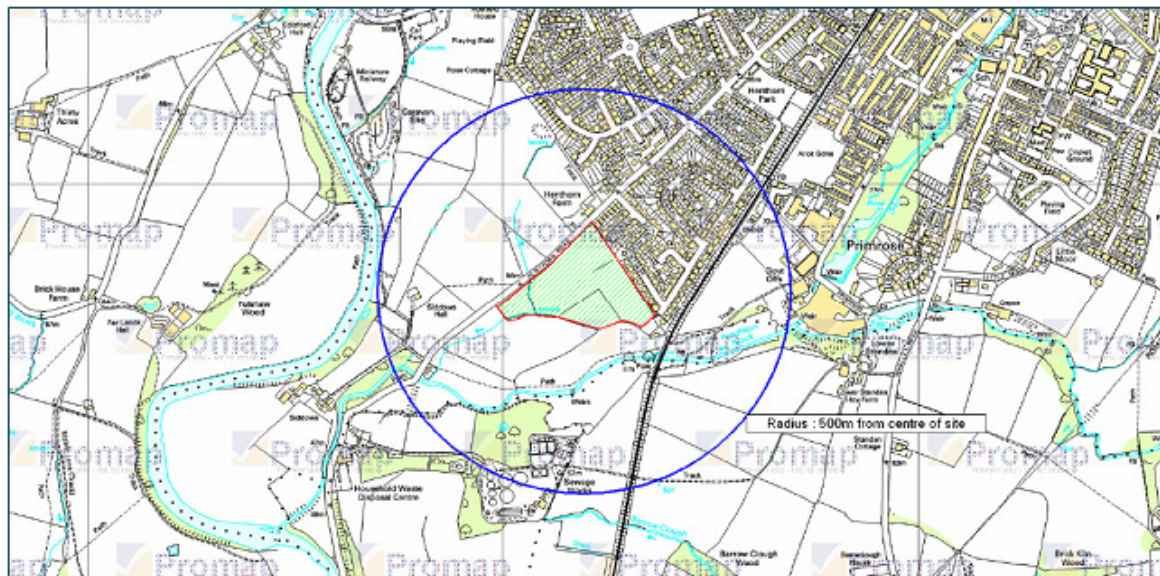
1.0	Introduction	1
2.0	Planning and Guidance	3
3.0	Consultation Procedure	4
4.0	Comments Received and Applicant Response	6
5.0	Scheme Response	9
6.0	Summary/Conclusion	10
	Appendix A	11
	Appendix B	12

1.0 Introduction

- 1.1 NJL Consulting LLP (NJL) have been instructed by Strategic Land Group (SLG) to undertake a consultation exercise for a parcel of land off Henthorn Road, Clitheroe.
- 1.2 This Statement of Community Involvement sets out when and how the local community has been consulted in relation to the proposed scheme at Henthorn Road.
- 1.3 The Statement will include the following sections:
 - Section 1.0 An introduction to the Statement of Community Involvement and a brief overview of the proposed scheme.
 - Section 2.0 A summary of Planning policy and how it has steered consultation within the community.
 - Section 3.0 This section will show the procedure and content of the consultation exercise.
 - Section 4.0 This section will discuss the responses received from the local community in regard to the proposed scheme and any other issues that were raised.
 - Section 5.0 This section discusses how the scheme has evolved and taken into consideration the comments received from the local community and will also discuss what the next steps are in terms of the scheme schedule and additional consultation events.
 - Section 6.0 Will provide a summary of issues discussed within the document and conclude the key points.

The proposed scheme

- 1.4 The scheme that this Statement of Community Involvement relates to is a residential development coming forward through an Outline Planning application for up to 140 units, with all matters reserved except for access.
- 1.5 The proposed development site is located to the south of Henthorn Road, in Clitheroe which is within the borough of the Ribble Valley.
- 1.6 Figure 1.1 shows the proposed site in a wider context.



2012-156-012a

2.0 Planning and Guidance

Decentralisation and Localism Act

- 2.1 The Decentralisation and Localism Act 2011 received Royal Assent on the 15th November 2011 and showed the Government's intentions to hand power back to communities through its on-going legislative programme.
- 2.2 Within the Act (Part 6 Planning, Chapter 4), a section titled 'Consultation before applying for planning permission' sets out the principles of pre-application consultation offering guidance on publicity and the influence of feedback on the proposals.

National Planning Policy Framework

- 2.3 On the 27th March 2012 the Government published a new planning document called the National Planning Policy Framework (NPPF) this document had the primary aim of streamlining the suite of National Policy documents and to promote Sustainable Development.
- 2.4 The NPPF includes a section titled '*Pre-application engagement and front loading*' in this section it makes reference to the benefits of pre-application discussions:

'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.' (Para.188)

Ribble Valley Borough Council Statement of Community Involvement

- 2.5 Ribble Valley Borough Council's Statement of Community Involvement (2010) lists a number of recommendations on how to consult on a development through a pre-application process and to the community.
- 2.6 The following section (section 3.0) details the process undertaken and how this accords with the requirements of the Localism Act, the NPPF and Ribble Valley BC's own guidance.

3.0 Consultation Procedure

- 3.1 A pre-application meeting request was submitted in the spring of 2012. Following a meeting with Council Officers, a written response was received by Sarah Westwood of Ribble Valley Borough Council on the 10th May 2012 (ref: SW/CMS/RV/2011ENQ/00446).
- 3.2 Following this meeting, more detailed development proposals were prepared and further technical due diligence carried out. Once this was completed, a public consultation exercise was undertaken at the beginning of November 2012.
- 3.3 113 letters and an indicative Masterplan were sent via post to local residents for their views and comments on the proposed scheme. A copy of the letter and plan are appended to this document (appendix A). The letters explained the development proposals and their context and the plan provided some detail as to how the scheme might look.
- 3.4 Consultees were invited to respond via a dedicated email address, post or telephone.
- 3.5 Addresses were obtained from the Royal Mail website and from Ribble Valley Borough Council's website and were selected on the basis of the likely impact of the development on those addresses.
- 3.6 A baseline position, in terms of addresses to contact was established through the Planning section of the Ribble Valley Borough Council's website. The consultation list from the neighbouring Gladman Developments site was used to obtain names and addresses. This list was then expanded to include neighbouring road and streets that were expected to have a direct interest in the development.
- 3.7 Figure 3.1 highlights the approximate areas that were consulted through a mail exercise.
- 3.8 Details of the consultation exercise were also published in the Lancashire Evening Telegraph on 21 November 2012, along with contact details, providing further opportunities for the wider community to comment.
- 3.9 A record of consultation correspondence is appended to this document (Appendix B).



Figure 3.1: Approximate Location of Consultation Mail exercise

4.0 Comments Received and Applicant Response

- 4.1 Responses were received through a variety of means; primarily via email, but also by phone and post.
- 4.2 Copies of the feedback received up until and including 4 December 2012 are included at Appendix B, but names, addresses and contact details of individuals have been removed for data protection reasons.
- 4.3 A total of 20 responses have been received, amounting to 17% of the number of letters issued.

Summary of Comments and Responses

- 4.4 Response to issues which emerged from the various forms of community engagement are detailed in the below, together with the applicant's response.

Impaired view from private dwelling

- 4.5 Four responses objected to the proposals because they would have a detrimental impact on their view of the open fields to the rear of their house.
- 4.6 While it is acknowledged that a number of residents rear gardens do look out over open farm fields, this is not a material consideration. The field is privately owned and a robust planting scheme will be implemented to ensure a buffer is provided between the new and existing development.

Loss of sunlight

- 4.7 Two responses commented on their concerns for the loss of sunlight – one of the responses commented that their fence and garage currently blocks out enough light and they do not want any more light being blocked.
- 4.8 Overshadowing is a material consideration in planning terms and subsequently developments are always carefully designed to ensure that any excessive shadowing or loss of sunlight does not occur. Although the application is currently only in Outline stage (where detailed designs will follow at the Reserved Matters stage) the design layout has been considered. The indicative framework plan clearly shows that a substantial buffer will be incorporated into the boundary between the new development and the existing. In addition, the new residential units will back onto the existing units providing a substantial garden space, this will ensure sufficient light is maintained within the existing homes.

Traffic Congestion

- 4.9 12 people (60% of respondents) raised concerns with traffic congestion; this was by far the biggest concern. Comments such as 'highways will not be able to cope', 'there will be gridlock', and 'there is insufficient parking' were received.

- 4.10 The application has been submitted with an extensive Traffic Assessment including a detailed traffic capacity assessment. The report shows that the surrounding road infrastructure is capable of supporting the development. In addition, a number of improvements have been recommended and these will complement the mitigation measures that the consented scheme adjacent to the site is committed to providing.
- 4.11 For further details please refer to the Transport Assessment (Croft Transport Solutions).

Local amenity provision – Education and Medical care

- 4.12 Nine responses (45% of respondents) raised concerns with the lack of amenity responses in the form of medical care and school capacity.
- 4.13 The approved Gladman scheme (adjacent to the proposed site) received consent on the premise that a medical centre is delivered with the development proposals. This medical centre should be sufficient to serve the proposed scheme. If it is found not to be, through the planning process, then a contribution via a Section 106 agreement will be made to ensure capacity can accommodate the future need.
- 4.14 This principle is similar in the case of school provision. Section 14 of the Education Act 1996 makes clear that Lancashire County Council has a statutory responsibility to secure sufficient school places for residents of its areas. If they identify a shortfall in provision, then they will request a contribution to be made from the developer of sufficient funds to ensure there are adequate spaces in the local schools. This contribution will be made through a Section 106 agreement.
- 4.15 Should residents believe that additional community facilities are desirable beyond those controlled by the planning system, they could request that the Council spends a portion of the New Home Bonus that will be received as a consequence of any new residential development on those facilities. It is a requirement that a '*meaningful proportion*' of New Home Bonus funds are spent in the communities in which development takes place.

House prices

- 4.16 Four responses were received from respondents which raised concerns associated with house prices and the perceived difficulty they would have in selling their house.
- 4.17 A negative effect on the value of properties is not a material consideration in the planning process. Although concerns of this nature are common, local house prices cannot be controlled by a developer. In fact, the improved infrastructure and amenity facilities that are delivered in conjunction with new development can often make areas more desirable.

Lack of employment

- 4.18 Four people commented on the lack of employment within the local area.
- 4.19 Socio-economic impact assessments have shown that new development generates jobs. Even post construction, new occupants of the development spend money within the local community, subsequently supporting the local economy on an on-going basis.

General negative comments

- 4.20 A number of objections were received which provided no specific reason for objecting, or raised unique issues. These ranged from Clitheroe not requiring any more housing, anger at the loss of green field areas, habitat conservation and building heights.
- 4.21 The suite of technical documents submitted as part of the planning application demonstrates that there are no impacts which would significantly outweigh the benefits of development. Detailed design of the scheme will be submitted as part of the Reserved Matters application.

General positive comments

- 4.22 The positive comments received were purely down to requesting additional facilities within the area, such as new leisure facilities. One resident offered to sell their home for access purposes or additional land for development.

Potential for Community Benefits

- 4.23 Throughout the consultation process, SLG has encouraged local residents to suggest ideas as to how the local community could benefit from the proposed development.
- 4.24 The consultation letter provided by NJL outlined the potential contribution of £1million that the New Homes Bonus will bring to the community.
- 4.25 The applicant will be open to community infrastructure suggestions through-out the planning process and will seek to implement those suggestions where appropriate. Implementation of the agreed community benefits will be guaranteed through their inclusion within a Section 106 Agreement.

5.0 Scheme Response

- 5.1 The vast majority of consultation responses related either to the need for new homes in the Ribble Valley or matters that could be addressed through the technical due diligence that had already been carried out.
- 5.2 However, in recognition of concerns relating to the level of traffic that the development would generate and the perceived pressure that would be placed on local services, the proposed number of homes have been reduced from 150 units to a maximum of 140 (a reduction of around 7%).
- 5.3 If this application is approved the other matters raised during the consultation can be addressed at detailed design stage when a Reserved Matters Application is being prepared.

Next Steps

- 5.4 The next step is to submit an Outline Application to Ribble Valley Borough Council. The Council will then undertake a statutory consultation for a period of 12 weeks, with a decision to be made within 13 weeks. Although this period is sometimes extended if additional information is required.

6.0 Summary/Conclusion

- 6.1 The proposed development scheme is for up to 140 homes on land south of Henthorn Road, Clitheroe.
- 6.2 The scheme is coming forward through an Outline Planning application with all matters reserved, except for access.
- 6.3 113 letters and an indicative parameter plan was sent to local residents and details on where to comment were provided. The letter explained the proposal and encouraged the resident's views and opinions on the scheme. Details of the scheme were also published in the Lancashire Evening Telegraph.
- 6.4 Only 20 responses were received which equates to 17% response rate.
- 6.5 The majority of responses were concerned about the following key topics:
- Traffic – Concerns that Henthorn Road and Clitheroe as a whole will not be able to cope with the additional traffic.
 - House prices – Local residents are concerned their house prices will reduce and the development will limit their ability to sell their property.
 - Supply – Questions raised as to whether Clitheroe needs the quantity of housing that the Council have identified. The Standen Strategic Site (1000+ units) has been identified in a number of responses.
 - Amenities – Concerns that there is insufficient local amenities to support the residents of the scheme.
- 6.6 The report has demonstrated that the majority of concerns can be dealt with through contributions from a Section 106 agreement, or by good design which is fundamental to this application.

Appendix A

November 2012



**Planning
Sustainability
Development**

NJL Consulting LLP

Adamson House
Towers Business Park
Wilmslow Road
Manchester M20 2YY

Phone: +44 (0)845 362 8202

e-fax: +44 (0)870 130 5579

e-mail: info@njlconsulting.co.uk

www.njlconsulting.co.uk

Dear Sir/Madam,

Residential Planning Application, South of Henthorn Road, Clitheroe

Strategic Land Group (SLG) are pleased to announce that they are currently in the process of preparing a planning application to bring forward an Outline Planning Application for an area of land to the south side of Henthorn Road, Clitheroe.

An Outline Application means that we are applying for approval of the 'principle' of development at the site. Should that principle prove to be acceptable, the next stage will then be to submit a Reserved Matters application that will provide additional information and detail on items such as layout, siting, landscaping and confirmed house types.

To give some indication of the nature of the proposals, however, the submission will include fixed maximum parameters for certain key elements of the scheme which will be adhered to in subsequent reserved matters applications. This is an established approach to schemes where core principles can be set in the first instance and thereafter a detailed design developed. This approach enables the Local Planning Authority to maintain control over detailed design works of all elements of the scheme, and consultees to be fully engaged throughout the application process, providing them the flexibility to influence the development and create a beneficial scheme for all.

Included with this letter is the Development Principles Layout Plan. This is a type of 'Masterplan' that shows our initial ideas of the indicative key parameters of the development – points of access, areas of housing, the locations of that housing in relation to the edges of the site, public green spaces and other landscape features. One of the key parameters to be fixed will be the number of homes; we currently expect this will be limited to a maximum of 150, of which 30% will be made available to those on low incomes as affordable housing. These ideas are not fixed, however, and we would welcome your comments on what you like and what you don't like.

Should the development proceed, it will bring with it a number of significant benefits:

- Contributing to maintaining a vibrant Community
- Supporting the local economy
- Providing employment opportunities
- A New Homes Bonus contribution of approximately £1 million, a significant proportion of which must be spent within the Local Community

We would currently like to know what you think of the proposals and if you have any questions, so please let us know by emailing us at Yourviews@NJLConsulting.co.uk or writing to us at the address at the top of this letter, marking your letter 'Henthorn Road Consultation.' We are interested to listen to any of your views, and look forward to hearing them in the near future.

Yours faithfully,

NJL CONSULTING LLP



HENTHORN ROAD LANDSCAPE FRAMEWORK

Appendix B

Name	Address	For/Against	Notes
		Objection	- Congestion/no additional parking - No extra school places - Lack of employment
		Objection	- Impaired views of countryside - Future financial security (devalue properties)
		Objection	- Public transport, and highways will not be able to cope - Education and Medical care worries - Lack of employment
		Objection	- Impaired views of countryside - Future financial security (devalue properties)
		Objection	- Traffic congestion worries - Impaired sunlight - Local leisure – disruption to walking and cycling routes
		Objection	- Education & Medical Care worries - Extra leisure facilities required - Amount of units inaccurate – consensus proves only 630 homes are required over next 15 years - Traffic congestion worries - Suggestion of arranging a meeting with community early to provide further information to possibly change the views
		Objection	- Loss of countryside - Area has already met housing requirements

		Objection	- Area has already met housing requirements - Traffic congestion worries
		Objection	- Lack of employment - Access and traffic congestion worries - Currently selling their home and worried on the adverse affects of the scheme
			- Plan issues and of competency
		Objection	- Traffic congestion concerns - Local amenity access and congestion worries - Sales of property already slow in the area – knock on affect for current residents selling homes - Lack of Education & Medical care in the area
		Objection	- Building height worries as homes along Kenilworth Rd are bungalows - Impaired sunlight and views on countryside - Traffic congestion worries
		Objection	- Angered by proposal to 'destroy green field areas' - Destroy the character of the town. - Local amenity access and congestion worries - Lack of Education & Medical care in the area - Lack of employment
		Objection	- Traffic congestion worries
		Objection	- Object to development – no specific reason given

		Objection	- Traffic conjections worries - Lack of Education & Healthcare facilities - Destroys conservation
			- County & District Councillor – Would like to know further details
		Objection	- Traffic congestion worries - Education worries - Sewage plant concerns – View? Health?