
HENTHORN ROAD, CLITHEROE

STATEMENT OF COMMUNITY INVOLVEMENT

1.0 Overview

- 1.1 This Statement of Community Involvement has been produced by Taylor Wimpey to advise Ribble Valley Borough Council of the consultation measures that have been undertaken with the local community in preparation of Taylor Wimpey and Barratt Homes Reserved Matters Planning Application for 270 dwellings on land located off Henthorn Road in Clitheroe.
- 1.2 This application is submitted pursuant to the Outline Planning Approval of 26th March 2012 (Appeal Ref: APP/T2350/A/11/2161186). The description of development approved by the outline planning permission allows for up to 270 residential dwellings, a doctors surgery, landscape, open space, highways and associated works. As part of the outline planning application Gladman Developments Ltd submitted a Statement of Community Involvement dated August 2010 which sets out the process of community engagement that was undertaken to inform that planning application. This document is included as Appendix 1.
- 1.3 The granting of Outline Planning Permission in March established the principle of residential development, the access to the site and any highways works, the appropriate financial planning contributions and the number, type and tenure of the affordable housing provision. The consultation exercise relating to this reserved matters planning application therefore focused on the matters that this application sought approval for such as the design and external appearance of buildings, landscape and boundary treatments.

**Statement of Community Involvement
November 2012**

- 1.4** The aim of the consultation was to present the proposals to the local community, gain feedback from interested parties on the plans and listen to the views of the wider public. All comments submitted during the consultation process have been reviewed and taken into consideration in the preparation of the planning application submitted to Ribble Valley Borough Council.
- 1.5** This Statement of Community Involvement sets out the community engagement undertaken on Taylor Wimpey and Barratt Homes proposals for the site. The details of the pre-application consultation undertaken with stakeholders, consultees, interested parties and the wider community has to date included:
- An advertisement placed in the local press through the Clitheroe Advertiser, the local paper with the highest circulation locally. The advert was placed for a week from the week commencing 17th September and advertised the upcoming planning application and invited readers to the consultation event.
 - Consultation flyers were sent to 1283 addresses of residents and businesses surrounding the site informing recipients of the upcoming planning application and extending an invitation to the consultation event.
 - A community consultation event was held at Clitheroe Community Church, The Kings Centre on Millthorne Avenue which is very close to the site from 12:30pm – 8pm on Friday 28th September. In attendance from Taylor Wimpey was Mark Calvert - Land Director, Mark Dawson - Technical Director, Anthony Mansfield - Sales Director, Gareth Bancroft – Land Graduate, and from our planning consultants How Planning Lucinda Pickworth was in attendance.

**Statement of Community Involvement
November 2012**

- A covering letter explaining the community consultation that was being undertaken along with the consultation flyer was sent to the local MP Nigel Evans and the two local ward Councillors, Councillor Allan Yearling and Councillor Ruth Hargreaves, as well as to John Machole and Sarah Westwood at Ribble Valley Borough Council's Planning Department. The intention of this was to keep those parties that might be contacted by local residents well informed with the events that were taking place and also to extend an invitation to attend the consultation event.
- An information line, 0161 864 8961, was established to deal with enquiries relating to the scheme and any requests for further information. This line was provided on the consultation flyer.
- An email address was also provided on the community flyer, twmconsultation@taylorwimpey.com, as a means of submitting comments, enquiries or requests for further information.
- A postal address along with a stamped address envelope and comments form was also provided with the community flyer.

2.0 Planning Policy and Guidance

- 2.1** Planning guidance states that pre-application consultation with local communities, local authorities and statutory consultees can bring a number of benefits to the process of determining planning applications. Against this background, Taylor Wimpey and Barratt Homes has sought to consult with interested parties, in accordance with policy and guidance in relation to community involvement in the planning system.
- 2.2** Although various national planning policy documents (for example, PPS12 and PPS1) have now been replaced by the National Planning Policy Framework (NPPF), Taylor Wimpey has adhered to the consultation principles set out in prior policy documents as well as the guidance found in the NPPF.
- 2.3** The Decentralisation and Localism Act 2011 received Royal Assent on 15th November 2011. The Act is part of a wider Government aim to hand power back to communities through its ongoing legislative programme. In the Department for Communities and Local Government's paper, Decentralisation and Localism Bill: an essential guide, one of the essential actions outlined is: 'Empowering communities to do things their way – by creating rights for people to get involved with, and direct the development of, their community.'

- 2.4** On 27th March 2012, the Government published its National Planning Policy Framework (NPPF). The document seeks to streamline national planning policy to promote sustainable development with one of the key rationales behind this reform of the planning system being the need to make it easier for local communities to engage with the planning system. In the Foreword of the NPPF, Planning Minister Greg Clark MP states: 'Yet, in recent years, planning has tended to exclude, rather than to include, people and communities... This National Planning Policy Framework changes that. By replacing over a thousand pages of national policy with around fifty, written simply and clearly, we are allowing people and communities back into planning.'
- 2.5** Throughout the process of preparing our Reserved Matters planning application Taylor Wimpey and Barratt Homes have embraced the localism agenda and have actively engaged with the local community to allow people to provide feedback and help shape the final proposals.

3.0 Consultation Strategy

3.1 Consultation Method

The intention from the outset was that Taylor Wimpey and Barratt Homes would be available to provide an interface with affected residents, interested parties and the public. We wanted to ensure that anybody who wanted to make comments about the proposals and contribute to the development of the scheme had the opportunity to do so.

3.2 Which method of consultation?

The first task of the consultation exercise was to establish which method of consultation to use. Given the fact that the principle of residential development on this site has been established through the granting of Outline Planning Permission in March 2012 it was felt that the wider community were likely to be aware that this site was going to come forward for residential development and therefore the consultation exercise should focus on providing details of Taylor Wimpey and Barratt Homes specific proposal and in particular the matters that were still to be determined through this reserved matters planning application.

In order to provide local residents with information upon Taylor Wimpey and Barratt Homes proposals it was decided that a consultation leaflet would be produced. The information provided on the leaflet included a proposed layout and some further details such as the number of dwellings, and the financial contributions made as part of the granting of planning permission. (See Appendix 2 for Consultation Leaflet).

3.3 In order to ensure that interested parties had full access to information relating to the scheme and had the opportunity to provide feedback relating to the proposals a conscious effort was made to ensure that it was as convenient as possible to partake in the consultation exercise. Therefore three channels of communication were provided;

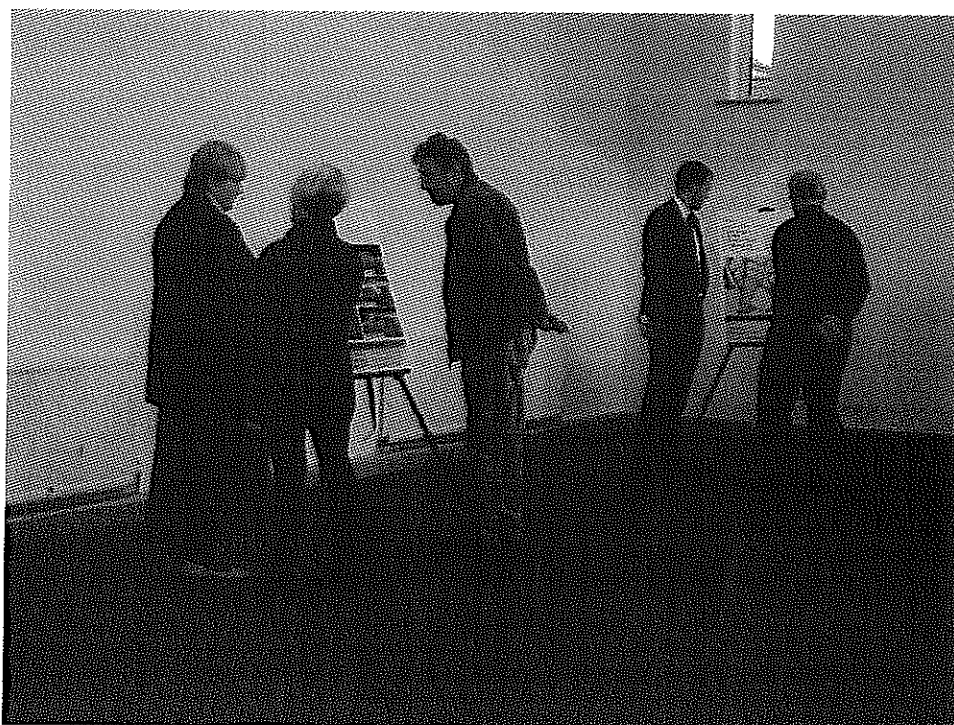
- Post (Stamped Addressed Envelope with a Response Form)
- Email
- Telephone

3.4 A consultation event was also held on Friday 28th September from 12:30pm – 8pm at a Church Hall near the site. Around 150 people attended this event throughout the course of the day.



Photograph of the consultation Event held at the Kings Centre.

- 3.5** At the exhibition Taylor Wimpey provided eight exhibition boards containing information on various aspects of the proposals. Copies of these boards can be found at Appendix 3. Elements of the proposals outlined on the boards included; Economic Benefits, Scheme Proposal, The Next Steps, About the Scheme, About Taylor Wimpey and FAQ's. A large draft masterplan was on display at the exhibition which showed the proposals for 270 dwellings.



Photograph of the consultation Event held at the Kings Centre.

3.6 Who was consulted?

It was hoped that as many interested parties as possible would take part in the consultation exercise in order to influence the proposals for the scheme and ensure that the final proposals are sustainable, particularly in respect of the existing environment and community. Therefore any interested party could partake in the consultation exercise regardless of whether they were directly affected by the development or not.

- 3.7** For the purposes of the consultation exercise residents and businesses of properties in the immediate vicinity of the site were provided with the consultation leaflet. In total 1283 properties were targeted, the list of these properties is provided in Appendix 4. Alongside this two local ward Councillors were also sent the Consultation Leaflet, these are Councillor Yearling and Councillor Hargreaves along with the local MP Nigel Evans.

3.4 Timetable for Consultation

The timing of undertaking the consultation exercise was important to ensure that local residents were not consulted too early when no significant details of the proposals could be provided but not too late when proposals had been finalised and could not be easily amended to reflect the feedback. The timetable of the consultation exercise in relation to submitting the finalised proposals with the planning application is shown in the table below;

Action	Date
Consultation Leaflet Dispatched	19 th September 2012
Consultation Event	28 th September 2012
Amendments to proposals	24 th September 2012 – 13 th November 2012
Targeted Reserved Matters Planning Application Submission	November 2012

4.0 Feedback Response

4.1 The consultation exercise was successful in achieving its objective of providing interested parties, affected residents and the public with an interface through which to make comments about the proposals and influence the development of the scheme.

4.2 In total 75 individuals responded to the consultation exercise with the method of response being;

- 37 forms / letters via post
- 5 emails
- 1 phone calls
- 32 forms via the consultation event

A copy of all of these consultation responses can be provided to the Local Authority on request but has not been included due to the personal information that these contain.

4.3 Every individual that responded to the consultation exercise received a response from Taylor Wimpey which attempted to address the issues they had raised; again copies of each of these responses can be made available to the Local Authority upon request. In some cases individuals had requested further information regarding particular elements of the proposals and where this information was available it has been provided in the response.

4.4 Each of the responses received was reviewed in order to understand the Issues or queries raised. A summary of each response was then logged in a table which is provided in Appendix 5 (with personal information removed) in order to identify issues that needed to be taken into account during the development of the scheme.

- 4.5** This section outlines the main themes of the feedback response, considers each item in turn and, if relevant, gives details of how the proposals have been amended in light of these comments.

4.6 Highways and Access

The most common point raised in the consultation responses was regarding highways and access, this was mentioned by forty-nine of the respondents with the majority stating that they felt the highways network surrounding the site could not accommodate the additional vehicle movements associated with an extra 270 dwellings and that the proposal would add to existing congestion. A couple of the respondents did however welcome the proposed off-site highway works along Henthorn Road.

- 4.7** The proposals have not been amended in light of these highways concerns since the principle of development, the access to the site, and off-site highway works was established as part of the outline planning permission. Residents were assured however that the issue of highways was explored at length as part of the outline planning stage with a Transport Assessment (Report Ref: 1222/3/B/TA) being undertaken by Ashley Helme Associates that studied seventeen junctions surrounding the site to explore the impact of the additional vehicle movements and concluded that the proposed development has 'no material detrimental impact' on the operation of these junctions. These findings were considered by the Planning Inspectorate as part of the appeal process and the appeal was allowed.

4.8 Education

Fourteen of the respondents raised concern regarding the capacity of local schools in anticipation of the potential number of new pupils stemming from the proposed scheme with some stating that despite the financial contribution that the existing schools lacked the space to expand and that the contribution would not be sufficient for a new school.

The financial contribution of £1,369,798 towards education provision was agreed as part of the outline planning permission and is a significant figure that is related in kind to the impact of the scheme on the need for additional school places.

4.9 Doctors Surgery

There was a mixed response with regards to the fourteen respondents that mentioned the Doctors Surgery, some respondents welcomed the financial contribution and setting aside of land for a PCT whilst others were dubious that this facility would come forward whilst some also stated that the Surgery was not required at all.

- 4.10** The provision of 0.064 hectares of land for a Doctor's Surgery along with a financial contribution of £156,250 was agreed as part of the outline planning permission. Taylor Wimpey and Barratt Homes will therefore adhere to this requirement but it will be the responsibility of East Lancashire Primary Care Trust to ultimately bring the facility to fruition.

4.11 Market Demand

Thirteen of the respondents stated that they felt that there was no market demand for new homes in Clitheroe and that there were a number of homes on the market locally that were not selling.

- 4.12** There is a shortage of new housing nationally and across the Ribble Valley and Taylor Wimpey and Barratt Homes have undertaken extensive research of the local market area and are confident that the homes will sell. This is also evidenced by the fact that four of the respondents from the consultation exercise expressed an interest in purchasing a house on the development.

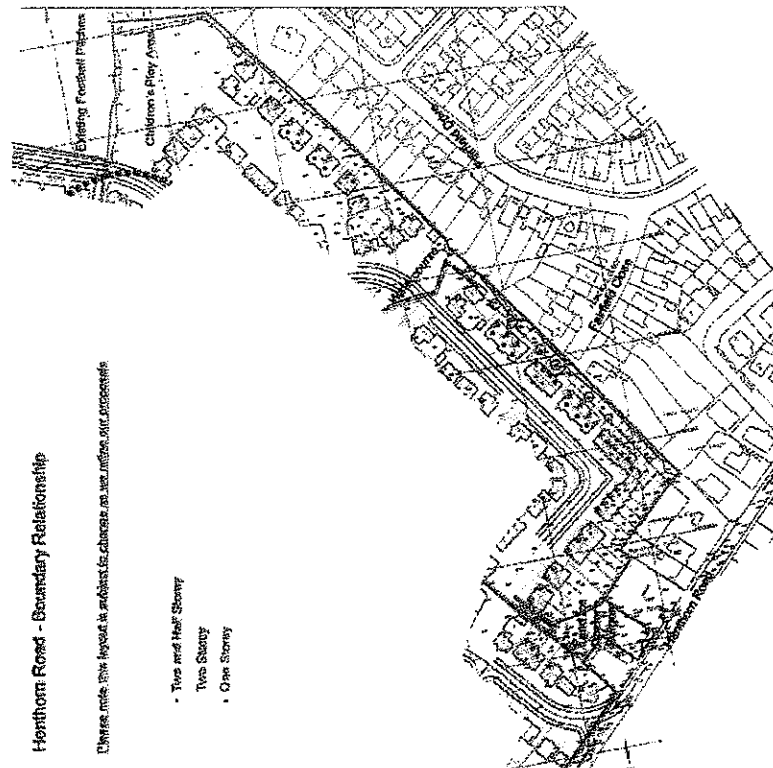
4.13 Adjacent residents

Eleven of the responses were from residents that lived adjacent to the site that expressed queries with regards to the boundary treatments or the proposals that would directly affect their property. Queries were mostly regarding the boundary treatment proposals in particular in relation to the hedge that runs along the rear of the properties along Fairfield Drive and also the proposed storey height and siting of the proposed dwellings directly adjacent their property.

- 4.14** At the time of sending out the community flyers the layout was as shown below with the equipped children's play area adjacent to the watercourse which is a deviation from the outline masterplan. During the pre-application meeting with Ribble Valley Borough Council concerns were raised stating that this solution resulted in properties adjacent to the kennels/cattery which could result in noise disturbance issues, whilst a response from the resident at 62 Fairfield Drive also raised concern that the proposed dwelling at the rear of her property was too close.



- 4.15** In light of comments from the Local Authority and the adjacent resident the layout was amended to the solution shown below and this was sent to any respondents that raised enquiries as to the proposals adjacent to their property. A copy of the plan that was sent is shown below;



- 4.16** We did not receive any further comments after having sent this plan with regards the proposed properties along this boundary with the exception of a response from Mr Butterworth of 72 Fairfield Drive, who was active as the founder member of the Henthorn Road Action Group which opposed the outline planning application for this site. Mr Butterworth stated that he welcomed the proactive approach taken by Taylor Wimpey to community engagement but that he had issue with the location of two and a half storey dwellings adjacent the boundary, the close proximity of some of the proposed dwellings to the boundary and he queried the ongoing solution for the management of the boundary hedge that runs along the rear of properties along Fairfield Drive.

4.17 Following Mr Butterworth's comments a meeting was arranged at his property where Mark Dawson – Technical Director and Gareth Bancroft – Land Graduate both of Taylor Wimpey went to discuss how the proposals could be amended to alleviate his concerns. As a result of this meeting it was agreed that the two and half storey dwellings at plots B79 and B80 would be swapped for a two storey house type but that the two and half storey dwellings at plots B22 and B23 and plots B30 and B31 formed an important part of the design of the scheme and did not materially impact adjacent residents. It was also agreed that plots B36 and B77 would be repositioned to move them away from the boundary of the site slightly. Finally it was agreed that the boundary treatment for the proposed dwellings that will back on to the existing boundary hedge would be a post and rail fence that will allow the new residents to access the hedge in order to maintain it and we would also write into the deed of these properties that residents have an obligation to maintain their side of the hedge.

4.18 Landscaping / Public Open Space / Ecology / Watercourse

Fifteen of the respondents specifically mentioned one or more of; landscape proposals, proposals and/or maintenance of public open space, impacts on ecology or queries regarding the watercourse. At the time of undertaking the community consultation exercise the production of our proposals for the landscaping and public open space had not yet begun. We had spoke with Sarah Westwood – Senior Planning Officer, David Hewitt – Countryside Officer, and Chris Hughes – Head of Cultural and Leisure Services, all of Ribble Valley Borough Council and had received their input to inform our proposals. We were grateful however for any further input from local residents to help inform our proposals at this stage.

4.19 The comments that were received that we took onboard as part of our proposals included;

- *The site should be screened by landscaping from the caravan club. We will have shrub and tree planting along this boundary to screen the development.*
- *The ponds and watercourse should be demarcated to discourage members of the public and in particular children from entering these. We will construct a knee rail fence around the watercourse and balancing ponds to discourage the public from entering these areas.*
- *Consideration should be given to the impact on wildlife, the watercourse and the River Ribble. We commissioned FPCR to undertake surveys to determine whether protected species were present on site and to mitigate against harming these if they were. FPCR also produced a habitat management plan to encourage wildlife to thrive on the site.*
- *Existing hedges and tress should be retained. We will be retaining existing hedges and trees on the site wherever possible.*
- *Who will maintain the public open space on site in perpetuity? We will be transferring the title of the public open space on the site to a management company after the construction of the development with on-going maintenance then funded by an estate charge levied against all households of the new development.*

4.20 Drainage

Seven respondents raised queries regarding drainage on the site in terms of either foul water drainage or storm water drainage. A couple of residents stated that the foul water drainage system on Fairfield Drive sometimes becomes inundated whilst residents also expressed concerns that the ground does not drain well in this area and wanted to know if consideration of the impact of the proposed dwellings on flooding had been considered.

4.21 In terms of foul water we will be discharging into Henthorn Road and therefore will not be affecting the current situation on Fairfield Drive. In terms of storm water we will be employing sustainable urban drainage methods on this site which will ensure that the risk of flooding in the surrounding area is not increased as a result of the development.

4.22 Construction

Five respondents raised concerns or queries regarding the construction of the development and the associated disturbance that this might cause.

4.23 Both Taylor Wimpey and Barratt Homes have extensive experience of developing adjacent to existing residential areas and we take every effort to avoid inconvenience to our neighbours where possible. For example we will have vibration monitors located at the site boundary during foundation works and dust monitors to ensure that acceptable levels are not exceeded. We will also have wheel wash facilities at the entrance to the site and will be briefing all staff, contractors and delivery drivers to adhere to the 20mph speed limit along Henthorn Road.

4.22 Affordable Housing

Five of the respondents stated that they felt that the provision of affordable housing on the site was a good thing and was much needed in the local area.

4 Conclusion

5.1 Submitting Planning Application

Taylor Wimpey and Barratt Homes are now in a position to submit a reserved matters planning application to Ribble Valley Borough Council finalising the details of our proposal which has been influenced by, inter alia, the responses of the consultation exercise.

5.2 Further Consultation

Despite the fact that the formal consultation response period has ended and a reserved matters planning application has been submitted Taylor Wimpey and Barratt Homes recognise the value of continued consultation with local residents and interested parties. Therefore correspondence via email, telephone and post will remain available to any interested party throughout the planning application process and the development of the scheme.



**Statement of Community Involvement
November 2012**



List of Appendices

Appendix 1 – Gladman Developments Ltd 'Statement of Community Involvement' August 2010.

Appendix 2 – Consultation Flyer and Response Form

Appendix 3 – Copies of Consultation Boards from Consultation Event

Appendix 4 – List of addresses that received Consultation Flyer

Appendix 5 – Summary of Consultation Responses and action taken



Statement of Community Involvement
November 2012



Appendix 1

Gladman Developments Ltd 'Statement of Community Involvement' August 2010

Gladman Developments Ltd

**LAND AT HENTHORN ROAD
CLITHEROE**

Statement of Community Involvement



August 2010

1 INTRODUCTION

1.1 Purpose

- 1.1.1 This statement sets out the process of community engagement that has been undertaken by Gladman Developments Ltd (GDL) to inform a planning application on above site.

1.2 Policy Background

- 1.2.1 Ribble Valley Borough Council (RVBC) adopted their original Statement of Community Involvement (SCI) in 2007. RVBC have recently issued a revised SCI 2010 which was itself subject to public consultation between 26th May and 9th July 2010. Although yet to be adopted in its final form, this revised SCI has been used to guide the consultation process in advance of this application.

- 1.2.2 Both the adopted and emerging SCI encourage pre-application discussions with Planning Officers. In addition, section 4.1 of the revised SCI states:

"The Council believes that 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 the planning application is submitted may reduce the chance of a refusal of permission;*
- *refinements to the proposals are made at an early stage, preventing abortive work;*
- *in the long run, reducing the time to reach a successful outcome."*

- 1.2.3 Section 4.2 and Appendix 3 provide more detailed advice on how developers should consult; Gladman's approach reflects these recommendations.

1.3 Gladman's Approach

- 1.3.1 Having considered RVBC's Statement of Community Involvement Gladman have completed a comprehensive programme of community engagement which is considered appropriate for the proposed development on this site.

- 1.3.2 This report details the programme and results of the consultation, meeting the requirement to submit such a document as part of a planning application.

2 ENGAGEMENT WITH RVBC & STAKEHOLDERS

2.1 Meetings with RVBC Officers

- 2.1.1 In addition to phone conversations with a number of RVBC Officers, Gladman attended a formal pre-application meeting on 28th July 2010. Wider policy issues relating to housing delivery in the Borough alongside an explanation of the public consultation approach and the scope of documents to be included within the application were discussed.

2.2 Engagement with other Local Stakeholders

- 2.2.1 FLP both directly and through consultants have proactively engaged with other stakeholders during the pre-application stage including:

- Lancashire County Council Highways
- Lancashire Education Department
- Lancashire PCT
- Environment Agency
- Statutory Utility Providers

3 ENGAGEMENT WITH THE LOCAL COMMUNITY

3.1 Initial Consultation Leaflet

- 3.1.1 Leaflets outlining the development principles and seeking comments were distributed w/c 21st June 2010 to around 425 households closest to the site. A copy of the leaflet is included at Appendix A.

- 3.1.2 A total of 41 responses were received as a result. This correspondence is included at Appendix B.

3.2 Community Consultation Event

- 3.2.1 A Community Consultation Event was held at St James' Primary School, Clitheroe on Friday 30th July 2010 (10am – 4pm) and Saturday 31st July 2010 (10am – 1pm).

- 3.2.2 An advert was placed in The Clitheroe Advertiser and News w/c 19th July 2010 giving details of the event (included at Appendix C).

- 3.2.3 A series of information boards were displayed providing background to the proposals and identifying the factors which impacted on the draft proposals presented. Copies of the boards used are included at Appendix D.
- 3.2.4 Members of the Gladman Project Team answered questions and discuss people's suggestions. Visitors were encouraged to leave comments on feedback forms at the event or email responses.
- 3.2.5 Whilst many who attended took the opportunity to discuss their views with the Project Team, disappointingly only 5 people completed a written feedback form (included at Appendix E).
- 3.2.6 Around 90 people attended the event during the 2 days.

3.3 Press Coverage

- 3.3.1 An article including details of the proposals appeared following the distribution of the initial consultation leaflet (included at Appendix F).

4 CONSULTATION REVIEW

4.1 Consultation Outcomes

- 4.1.1 FLP are pleased that a number of people engaged with the proposals for this site and provided comments during the application process. Whilst many respondents objected to the principle of residential development on this site, others expressed support whilst a few offered comments whilst reserving their position.
- 4.1.2 Of those respondents who raised specific issues, concerns about traffic and highways design and school capacity were most commonly raised.
- 4.1.3 Following the consultation process, a number of changes have been made to the master plan to improve the scheme. These include:
- A reduction in the number of dwellings proposed from 300 to up to 270.
 - Consequential reduction in density of development.
 - Set back of new homes closest to existing properties to create larger interface distances.
- A number of smaller changes have also been made in response to the many constructive comments received.

4.2 Summary of Comments and Responses

4.2.1 A number of issues emerged from the various forms of community engagement. These issues are detailed in the table below

4.2.2 now, together with the applicant's response.

Summary of Comments	Response
Principle of Development	
- There is no need for this development. - There are existing consented schemes on brownfield sites – how many more homes are needed. - There are existing unsold properties in the town. - Clitheroe has expanded enough – the area is over developed.	There is demonstrable evidence of need for additional housing within Ribble Borough. There is only a limited supply of Brownfield land in Ribble, insufficient amount meet the Borough's housing Need.
Brownfield sites should be developed in preference to Greenfield sites.	It is unlikely that brownfield will become commercially viable development sites in the short term, thus Greenfield sites are needed to deliver housing to meet local need.
Site known locally as greenbelt.	The site does not fall within the greenbelt.
- Need for local affordable housing. - Some new houses will need to be 'low cost' to encourage young people and families to live in the area. - Main local housing needs are from first time buyers.	The proposals will deliver 30% of the homes as affordable dwellings thus addressing the pressing need for affordable homes within the Borough.
New facilities do not overcome the fact this development is not wanted.	The proposed facilities and amenities proposed will meet the needs of the new residents and also manage impacts created by the new scheme.
Site Specific Matters	
- Traffic issues on the local network, concern that new scheme will make existing problems worse. - Levels of traffic on Henthorn Road, especially by users of the Recycling Centre.	A detailed Transport Assessment has been undertaken which demonstrates that the highway impact of the development is acceptable. Further, a number of measures are proposed to enhance accessibility of the site, including extending the bus service into the site, providing on site cycle ways and improving on local road junction.
Objection to an access being built from Fairfield Close.	The application does not propose an access off Fairfield Close or Fairfield Drive. The vehicular access off Henthorn Road is designed to provide capacity to access all 270 new homes.
- Loss of views, privacy and value for those properties currently neighbouring the site. - Don't want an eyesore in my back yard.	Whilst those neighbouring a new housing scheme will always see the greatest changes, the planning system does not protect the views or values of individual properties. The master plan seeks to protect the amenity of neighbouring premises by setting new development back and maintain existing boundary planting.
- This represents an urban extension in the countryside. - Will create a blot on the landscape. - It will damage a beautiful section of the Ribble Way.	Building new housing on agricultural land self evidently leads to a change of appearance. The site and its surroundings have been surveyed and assessed in detail in the Landscape and Visual Assessment report. The master plan process have used these finding to ensure any impact of the scheme on surrounding countryside is limited. The creation of an extensive area of community parkland on the land closest to River Ribble together with the changes of height mean that there will be a minimal visual impact for users of

	the Ribble Way.
Loss of productive agricultural land.	An Agricultural Land Classification Assessment has been undertaken which concludes that the site is poor quality farmland (grade 4 to 5).
- Will a comprehensive ecology survey and hedgerow assessment be undertaken. - What will happen to the existing wildlife on the site? - Will hedgerows (especially those backing onto existing properties) be retained in the design and maintained once occupied.	A comprehensive series of ecological work has been undertaken. The work concludes that development site is not constrained in terms of ecological matters. The hedgerows bounding existing premises will be retained. Where they are included in the gardens of new homes, the sale will be subject to covenants to retain and maintain the hedges.
- The site is within a floodzone. - Then development would change the water table. - The development would be built on clay – standing water would be an issue.	The site is considerable higher than the River Ribble and is not within the floodplain. A Flood Risk Assessment has been undertaken which sets out a strategy to drain the surface water from the development. Given the nature of the soil on the site, attenuation ponds will be included within the final design to store water after heavy rain and release it gradually into the existing stream.
Concern over noise levels from Edisford Kennels.	Acoustic fences will be installed facing the Kennels to mitigate against the sound pollution from this existing business.
Concern new development would lead to a loss of trade for the Caravan Park due to changed local environment.	The master plan includes strengthened landscape planting along this boundary to protect the amenity of this important facility. Visitors staying on the Caravan and Camping Club site will also benefit from the new community parkland which will surround much of the facility.
Design Issues	
300 houses should not be crammed onto this small site. - A greater density of housing should be included in the design. - Pleased to see a variety of housing shown on the site.	Following the consultation process, the proposed maximum number of new homes has been reduced by 30 to 270. This reduced density will allow for greater variety in house types and larger garden for individual properties. This also reduced the schemes potential impacts on highways and local services.
Support for retention of hedgerows and new footpaths / cyclelinks.	These are included to integrate the new homes into the existing community and provide pleasant routes for new and existing residents.
The scheme will impact on the historic character of the town.	This matter has been considered as part of the Design and Access Statement (including analysis of the views of and from the Castle). The Statement concludes the scheme will not have a negative visual impact on its immediate surrounds or upon the town of Clitheroe.
Facilities and Amenities	
- Is there capacity in the new schools for the children who would live here? - Would there be any funding for new school buildings.	Lancashire County Council Education authority has confirmed that sufficient capacity exists within the local high schools to accommodate new pupils that would be resident within the development. A financial contribution will be made toward upgrade of provision within the local primary schools.
Concern over capacity for health facilities.	Consultation with the local PCT has been commenced, the outcome is awaited.
Concern of capacity of statutory services (including water, sewage and electric).	A report on availability of utilities has been undertaken which reveals that the site can be serviced adequately and economically.
How will parkland be maintained?	All open spaces within the scheme will either be

	maintained through a Management Company or adopted by a statutory body (who would receive a payment from the developer to fund its long term care).
• Promised facilities (play areas etc) will not materialise.	Should planning consent be granted an agreement would be signed between RVBC and Gladman making the provision of the agreed facilities and payments to increase capacity in local services legally binding. Should these obligations not be met in the contracted timescale RVBC has powers to pursue these.



Statement of Community Involvement
November 2012

Appendix 2

Consultation Flyer and Response Form

What's happening at Henthorn Road, Clitheroe

planning application which will determine all outstanding matters such as the siting of dwellings, their elevational treatments, and the location of public open space within the site.

We are therefore now seeking feedback in relation to these matters and your comments will be used to inform how our proposals continue to evolve prior to us submitting our planning application.

This leaflet contains information about the Henthorn Road site, invites your feedback on our current proposals and invites you to attend a consultation event on Friday 28th September to find out more.

You may already be aware that the site was granted outline planning permission in March 2012 for the development of up to 270 residential dwellings following a planning application by Gladman Developments Ltd. The granting of this planning permission established the principle of developing the site for housing and agreed the location of the site access. All other matters were reserved for determination under a later planning application.

Taylor Wimpey are now currently preparing our proposals prior to submitting a reserved matters



Our Proposals

We intend to apply for permission for 270 new dwellings ranging from two to four bedrooms and including a mix of bungalows, mews and detached homes. Our proposal will conform to the illustrative Masterplan that was submitted as part of the Outline Planning Application and will comprise the following elements;

- 270 dwellings in total
- A combination of 2, 3 and 4 bedroom bungalows and houses
- 81 affordable homes for local households in need of affordable accommodation
- A new community park and two equipped children's play areas
- Extensive landscaping including a watercourse and new ponds
- The gifting of an area of land and a financial contribution of £156,250 for the provision of a new doctors surgery
- Financial contributions of £1,369,798 for education provision which will provide additional primary and secondary school places,
- Financial contribution towards the provision of additional local bus services

Come and meet us
and find out more
about our proposals

Our proposals have been developed by our design team to adhere with the Outline Planning Permission. There are a number of outstanding matters that our Reserved Matters Planning Application will seek to have approved by Ribble Valley Borough Council. These matters include;

- Location of Public Open Space within the scheme
- Location of the Doctors Surgery land.
- The type and mix of housing (size, no. of bedrooms etc)
- The type of materials that should be used and the appearance of the proposed houses.
- Vehicle and pedestrian routes through the site.



Some examples of proposed new home elevations.

Come and meet us

You are welcome to attend Clitheroe Community Church, The Kings Centre, Millthorne Avenue, BB7 2LE from 12.30pm – 8pm on Friday 28th September where representatives will be available to answer any questions you may have.

This leaflet has been sent to homes and businesses that surround the site.

What happens next?

As we work on our plans we will review any comments received, at both the consultation event or via the consultation response form. Your comments and feedback are important to us in developing our plans and are appreciated.

If you wish to comment please feel free to email us via the email address provided or on the Consultation Response Form and return it via the provided stamped address envelope.

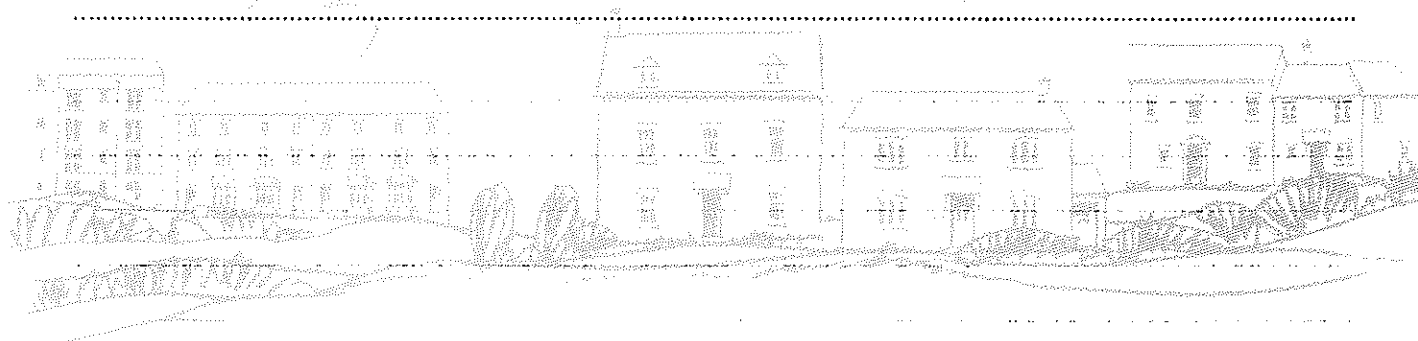
Taylor Wimpey

Feedback form

Let us know what
you think

Henthorn Road, Clitheroe

Thank you for attending today – we would really like to know what you think. Please fill in our feedback form with as much or as little detail as you would like to include.



Your details

Thank you for taking the time to fill in our feedback form – we will review all of the responses received and these will help shape our designs.

Please let us have your details. This will help us analyse the responses and we can keep in touch with you as our work progresses:

Name:

Address:

Postcode:

Phone number :

Email address:

Taylor Wimpey UK Limited is committed to protecting your privacy and will not release your personal details or information to anyone outside the Taylor Wimpey group of companies except for use in connection with the proposals and/or activities being consulted upon, to let you know about any resulting new properties and other products or services, for research purposes and to help us develop our products and services. In providing your personal details you acknowledge and agree to this.

What to do with this form

Once you have filled in as much of this form as you wish either **hand it back to us today** or send it to:

Lucy
Taylor Wimpey Manchester
1 Lumsdale Road
Stretford
Manchester
M32 0UT

For further information call:

0161 864 8961

Or email:

twmconsultation@taylorwimpey.com



Statement of Community Involvement
November 2012



Appendix 3

Copies of Consultation Boards from Consultation Event

Transport and getting around

We want to tell you a little bit more about our approach to transport, access, roads and footpaths as part of our design development.

What is the current situation?

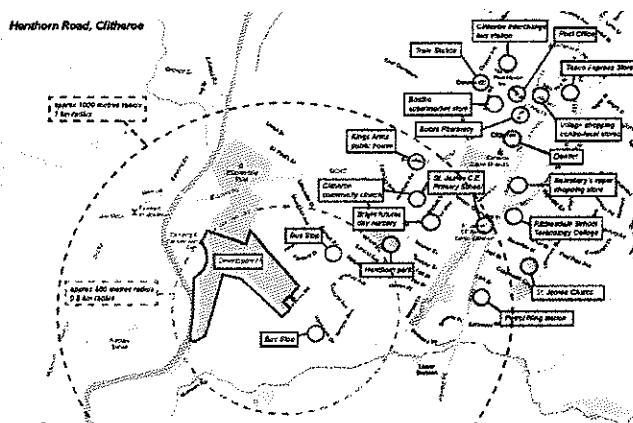
The location of the site and how our proposals will sit within the existing surrounding environment is shown on the plan opposite.

There are a good range of amenities available in Clitheroe within walking distance of the site, including, for example; schools, shops, supermarket, post office, leisure centre, pubs/restaurants, etc.

There is access to bus services from nearby bus stops, with routes to a range of destinations; this is complemented by regular rail services from Clitheroe train station, circa 1800 metres from the site.

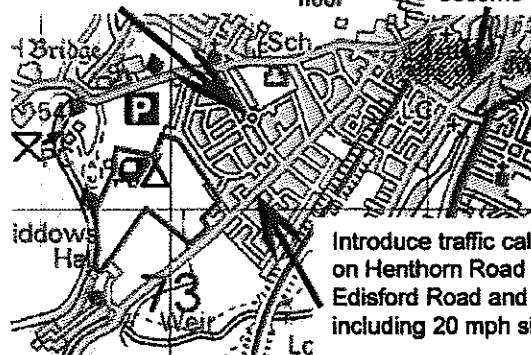
Things we are doing

- We are proposing a financial contribution in the region of £325,000 for the provision of enhanced local bus services to extend to a new bus stop within the development.
- We are providing pedestrian/cycle links through the development including a link to the caravan club track to Edisford Road and a link through the new community park to the Ribble Way Long Distance Footpath, adjacent to the River Ribble.
- We will be introducing a travel plan which will aim to encourage the new residents to use sustainable modes of transport such as walking, cycling and public transport and we will be contributing £18,000 to Ribble Valley Borough Council to assist with monitoring and ensuring the success of this travel plan.
- We will be making a financial contribution towards the provision of four new cycle stands in Clitheroe town centre.
- Finally we will also be undertaking some off-site highway works which will affect Henthorn Road and Woone Lane with the intention of improving the vehicular and pedestrian access to and from the site.



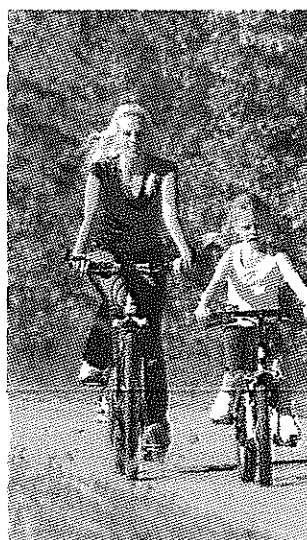
Improved pedestrian access at roundabout

Woone Lane to become one-way



Introduce traffic calming on Henthorn Road between Edisford Road and the site including 20 mph signs

Off-site highway works that will be implemented.



Issues to address

Local traffic congestion

Improve public transport

Priority for pedestrians and cyclists

Planned off-site highway works

Information about our company, who we are and what we do

Taylor Wimpey was formed by the merger of George Wimpey and Taylor Woodrow in 2007. We are able to draw upon experience and best practice gathered over a history dating back to the 19th Century. Today we are one of the largest homebuilders in the UK, completing around 10,000 homes each year.

Planning sustainable communities

We want our developments to be environmentally, socially and economically sustainable. We understand the importance of stimulating strong, vibrant and healthy communities while protecting and improving the natural, built and historic environment.

More than building homes

We build roads and junctions, sewers and utilities that link our developments with the surrounding areas. Where needed we provide community facilities such as schools, doctor's surgeries, shops and offices, bus stops and even railway stations, as well as much needed affordable homes. Such provision can help meet the day-to-day needs of the people living on, or near, our developments.

Green spaces

We design landscaping and open space to provide an attractive and safe setting for homes, recreational space for residents, and habitats for plants and wildlife. Green spaces could include tree or hedgerow planting, playgrounds or sports pitches.

Energy efficient homes

We reduce the energy demand and carbon footprint of heating our homes by improving wall and roof insulation, before fitting complex technologies. This means that residents benefit from consistent energy bill savings while their long term maintenance burden and costs are kept to a minimum.

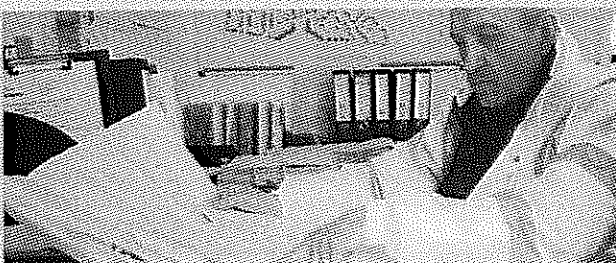


Engaging with local people

We are committed to working with local people, community groups and local authorities during the planning phase and aim to keep them up to date with our activities and progress during construction. We aim to plan and design developments that balance the demands of our business with providing for the needs of our residents and their communities.

"Our aim is to be the nation's leading residential developer for creating value and delivering quality. We are passionate about working with local people, businesses, local authorities and our customers to build aspirational homes".

For more information, visit:
about.taylorwimpey.co.uk



Taylor Wimpey lays the foundations for thriving communities

We completed 10,180 homes in 2011, of which 2,048 (about 20%) were affordable homes.

In 2011, through planning agreements, we spent £130.1m in the areas in which we built.

We provide public transport, road improvements and education facilities on many developments.

Landscaping and open space, including play areas and sports pitches, provide the structure to many of our developments.

What will our scheme bring to the area?

Our proposal is for a residential development of 270 new homes at Henthorn Road. The development will include a range of property styles and sizes. 30% will be affordable homes.

Economic Benefits – During Construction

New Homes Bonus

The Government has announced an allocation of £431m for the New Homes Bonus – an initiative that enables local authorities to share in the economic benefits that development brings. Through the scheme, the Government will provide additional funding or a ‘bonus’ by match funding the council tax raised from the building of new homes (with an additional amount for affordable homes) for six years.

Our proposed development of 270 new homes, of which 30% will be affordable, will deliver a New Homes Bonus payment of £2.4million over a six year period to Ribble Valley Borough Council.

Section 106 Contributions

Section 106 planning agreements are a way of housebuilders supporting the delivery of local services or addressing matters that are important to local communities – they are intended to deal with requirements specifically in relation to an individual scheme.

As part of the Outline Planning Permission for this site it was agreed that the developer would contribute over £1.3million towards local education provision, £325,000 to improving local bus services, £156,250 towards the construction of a new doctor’s surgery and £1,000 towards new cycle racks in Clitheroe town centre.

Employment Generation and Job Creation

Using Department for Communities and Local Government (DCLG) figures for the level of construction employment generated per £1million of construction output per year we estimate that our proposed scheme will generate 143 full time equivalent (FTE) construction jobs throughout the course of a five year build phase.

In August 2012 there were 45 residents in Ribble Valley claiming Job Seekers Allowance who were seeking employment in construction related employment with 20 of these residents living in Clitheroe. Our development could potentially play a role in helping to reduce the local unemployment rate by contractors drawing on the local labour pool during the construction phase.

Economic Benefits – After Construction

Support for Existing Facilities

With new homes comes new investment which means many people can benefit from new or improved services. For example local bus services and education provision will be improved. Growth in an existing community can also be a key consideration when making a decision to upgrade or replace existing infrastructure. This is often the case when considering provision of facilities or services that demand a particular size of population.

Commercial Expenditure

Total annual household expenditure of the residents of the proposed development is estimated to be £6.5million. Of this, around £1.7million will be spent in the local Clitheroe economy each year with a total of £3million being spent across the wider Ribble Valley area each year.

This household expenditure will support an extra 19 FTE jobs in Clitheroe. This will help to provide a platform to build the critical mass of expenditure required for operators to invest in new or improved retail developments in the town. In total 41 FTE jobs will be supported across the wider Ribble Valley economy via the household expenditure effects.

Public Sector Employment

The scheme is also likely to support jobs in health and education (largely public, but also some private sector provision). Analysis shows that this scheme could support an additional 13 jobs in these sectors within the Clitheroe area and this rises to around 29 jobs across the wider Ribble Valley area.

A Boost to the Local Labour Market

The proposed development will be home to an estimated 765 residents, of which around 550 will be expected to be of working age.

Increases in the working age population are particularly important in light of forecasts for an ageing population in Ribble Valley and it is therefore important for local businesses to ensure the availability of a skilled local labour force.

Economic benefits overview

New homes bonus to local council.

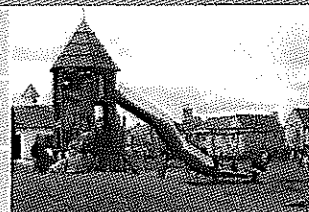
Improved public services.

Improvements to local infrastructure.

Increased revenue from council tax.

Contributions to local facilities.

More money spent in the local economy.



Some questions you may have

The site is located in a sustainable location, benefiting from excellent public transport access, close proximity to a range of local amenities in Clitheroe town centre and with new health care provision on-site.

Will there be any affordable housing?

Yes 30% of the dwellings on the scheme will be affordable housing which equates to 81 dwellings which is inline with the Outline Planning Permission. There will be a mix of two, three and four bedroom houses as well as two bedroom bungalows. The affordable housing will be for local people that the council feel are in need of affordable accommodation.

How will the affordable housing be managed?

The affordable housing when built will be transferred to a Housing Association (one which is approved by the council) – they will then manage and maintain the affordable housing.

How will the scheme encourage people to leave their cars at home?

The scheme has been designed to promote sustainable, non-car based, travel through the provision of pedestrian links and cycle routes throughout the site and into surrounding areas, as well as improved bus services. In addition a Sustainable Travel Plan will be submitted alongside the planning application and this will outline how residents will be encouraged to walk, cycle and use public transport for their travel needs, wherever possible.

What is a Travel Plan?

The purpose of a Travel Plan is to encourage new residents to walk, cycle and use public transport for their travel needs wherever possible. This could include:

- All new residents to be given a Travel Pack, identifying non car-based means of travel such as cycle route maps and up-to-date bus timetables.
- All houses will be fitted with facilities to allow internet connections to allow working from home.

- A cycle forum could be set up to allow residents to cycle.
- All residents could be provided with personalised journey planners to ensure they have a wide range of sustainable travel options.

Will Taylor Wimpey deliver a sustainable development?

Taylor Wimpey understands the importance of sustainability, providing strong, vibrant and healthy communities whilst also protecting and improving the natural, built and historic environment. We aim to make our homes environmentally sustainable to build and to live in, and build new environmental methods and technologies into our schemes. This improves the sustainability performance of new homes, providing residents the opportunity to live in a more environmentally friendly and cost effective way.

What are you doing to combat climate change? What code level will you build to?

We acknowledge the global threat of climate change and our responsibility to reduce carbon dioxide and other greenhouse gas emissions. We recognise that we contribute to climate change with the emissions produced through our supply chain, the construction process, and the future occupation of the homes. We aim to reduce the carbon dioxide emissions produced by our development and are committed to working with the Government and others to achieve this. We will be meeting the Councils current policies in respect of climate change. For example all homes will be constructed to Code for Sustainable Homes Level Three and we are using sustainable drainage techniques. We will also be ensuring that ten percent of the total energy demand of the new scheme is met through on-site renewable energy by providing solar thermal panels to a number of the dwellings.

I've got a question, who do I ask? Please do ask us at the event here today, or if you'd prefer...

Write to us

Henthorn Road
Consultation Response
Taylor Wimpey Manchester
1 Lumsdale Road
Stretford, Manchester, M32 0UT

E-mail

twmconsultation@taylorwimpey.com

Telephone

0161 864 8961



What we would like from you, and what you can expect from us

Once you have had an opportunity to look at the scheme proposals, if you have any questions or wish to comment please do talk to us or fill in one of the feedback forms.

Your views are important to help us develop our scheme and are very much appreciated. As we finalise our plans we will review any comments received.

An application for Reserved Matters Planning Permission will be submitted soon.

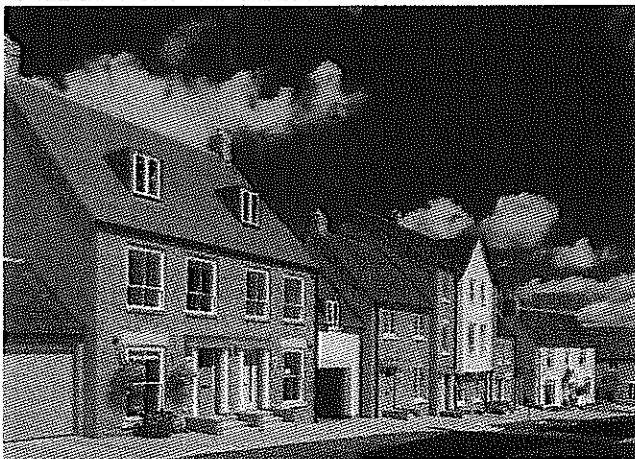
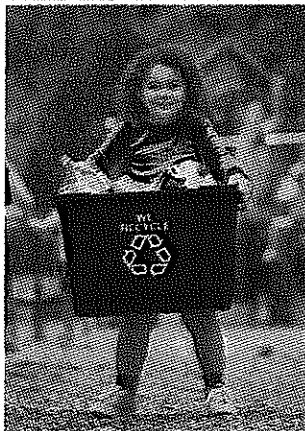
At that time the council will write to neighbours again, giving details of the application and an opportunity for you to make any further comments.

Please complete one of the forms provided or you can email us:

TWMConsultation@taylorwimpey.com

Alternatively, you can write to us:

**Henthorn Road Consultation Response
Taylor Wimpey Manchester
1 Lumsdale Road
Stretford
Manchester M32 0UT**



Thank you for attending today, your views make a real difference

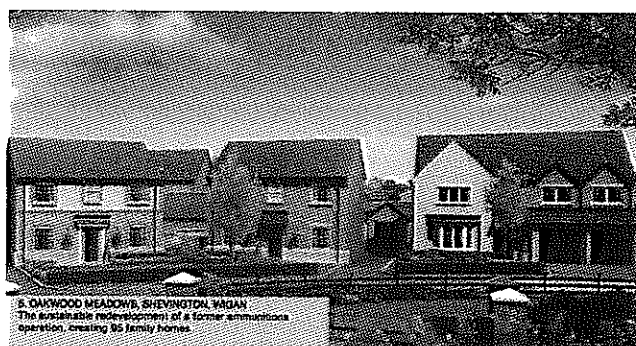
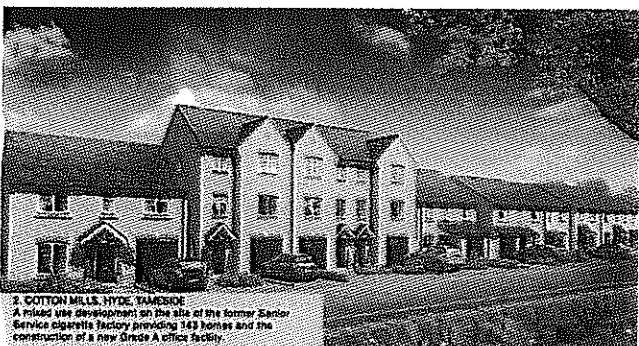
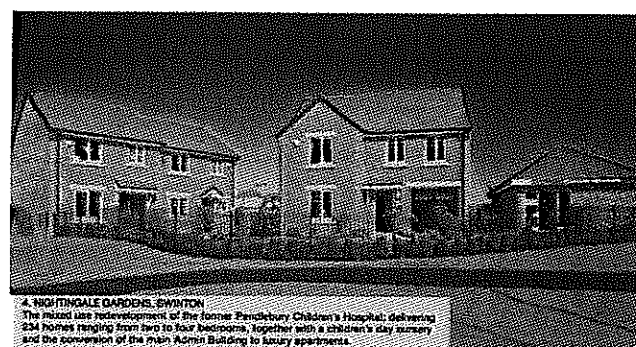
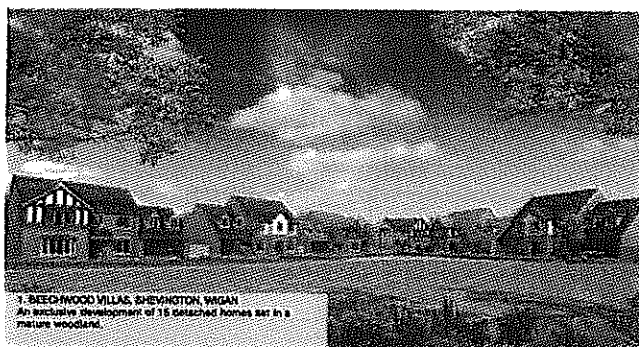


What is Taylor Wimpey Manchester already doing in your area?

Located in Whalley our **Calderstones Vale** development has three, four and five bedroom homes available from £269,995 to £429,995. If you are interested in finding out more about this development please contact our sales office on 0845 072 9719.

Coming soon our **Low Moor Gardens** development located in Low Moor, Clitheroe is an exclusive development of three and four bedroom detached homes. If you are interested in finding out more about this development please contact our sales office on 0845 026 5426.

What have we done before?



Key Facts

We build a wide range of homes in the UK, from one bedroom apartments to five bedroom houses, with a broad price range.

We aim to build homes responsibly and efficiently, and reduce greenhouse gas emissions generated by our business activities.

We take a range of architecture, landscape and sustainability issues into account on every development.

Our aim is to be an organisation that listens, responds and ultimately delivers local requirements in the most appropriate way.

Many of our sites have green transport plans that promote walking, cycling, public transport and other green travel options.

Every year we regenerate significant areas of disused or contaminated land to create vibrant communities.

Our designs for the Henthorn Road, Clitheroe site

You may already be aware that in March 2012 Outline Planning Permission was granted for the residential development of this site for up to 270 dwellings.

Taylor Wimpey is intending to apply for permission for 270 dwellings entailing two, three and four bedroom houses and two bedroom bungalows.

Our proposed layout adheres with the illustrative masterplan that was submitted as part of the Outline Planning Application.



KEY

- ① Green Corridor with ecological enhancements including reinstated watercourse
- ② Proposed boundary facility
- ③ Water features proposed for ecological enhancement
- ④ Proposed strengthened landscape planting at boundary
- ⑤ Landmark / Gateway features
- ⑥ Cycleway
- ⑦ Pedestrian link to Ribbles Way Long Distance Footpath
- ⑧ Ribbles Way Long Distance Footpath
- ⑨ Areas to reinforce restoration areas and Salford Road
- ⑩ Play area
- ⑪ Proposed parkland with meadow and trees/modern planting
- ⑫ Proposed viewpoint feature
- ⑬ River Ribble
- ⑭ Clitheroe Golf and Country Club Site
- ⑮ Existing model railway
- ⑯ Acoustic fence
- ⑰ Proposed doctors surgery
- ⑱ Proposed bus stop
- ⑲ Proposed pedestrian and cycle link
- ⑳ Proposed pedestrian link
- ㉑ Existing pedestrian link
- ㉒ Existing road and pedestrian link

Key Facts

270 dwellings

Extensive landscaping including a watercourse and new ponds

A combination of 2, 3 and 4 bedroom homes and 2 bedroom bungalows

The gifting of an area of land and a financial contribution of £156,250 towards the provision of a new doctors surgery

81 affordable homes for local people in need of affordable accommodation

Financial contributions of £1,369,798 for education provision which will provide additional primary and secondary school places

A new community park and two equipped children's play areas

Financial contribution of £325,000 towards the provision of additional local bus services

Information about your local Taylor Wimpey office

Although we are a national company, we work at a local level through 24 regional offices across the UK. Each of our regional offices employs local people from the areas in which it operates.

This gives us the advantage of being able to combine the benefits of being a big company (such as the economy of scale and sharing best practice) with local knowledge and experience.

Taylor Wimpey Manchester is managing this scheme. By way of an introduction, here are a few details about this regional office:



Address and key facts

Office address

Taylor Wimpey Manchester
1 Lumsdale Road
Stretford
Manchester
M32 0UT

Number of staff directly employed
including office personnel, site managers,
sales executives and various labourers on site. **= 155**

Number of private homes completed in 2011. **= 344**

Number of affordable homes completed in 2011. **= 47**

Contributions and expenditure made in 2011
through planning agreements for the provision
of physical and community infrastructure,
facilities and services. **= £387,000**



Taylor Wimpey – a national company and local homebuilder

We provide support and funding for various homeless charities. Centrepoin is our national charity. Taylor Wimpey is a patron of CRASH, and our Group Chief Executive is a trustee of CRISIS.

At the start of 2012 across the UK we had 98 employees on apprentice schemes, 54 on management trainee schemes, and 16 on our intensive graduate scheme.

We engage with schools local to our developments to educate children in how to stay safe and ensure they understand that building sites are dangerous and are never somewhere to play.



Statement of Community Involvement
November 2012



Appendix 4

List of addresses that received Consultation Flyer

[illegible]

[illegible]

[illegible][illegible][illegible][illegible]

[illegible]

[illegible]

[illegible]



Statement of Community Involvement
November 2012



Appendix 5

Summary of Consultation Responses and action taken

HENTHORN ROAD, CLITHEROE - SUMMARY OF COMMUNITY ENGAGEMENT REPONSES AND ACTION TAKEN

	Name & Address	Date Received	Contacted Via	Comments	Actions
1.	Information removed.	24 th Sept	Phone	When would we be starting on site?	Told summer 2013
2.	Information removed.	25 th Sept	Form	Opposed to this development and other proposals in whatever shape or form. The impact on surrounding area, particularly increase in traffic. Feels that because of the width restrictions on a number of routes, the extra traffic will cause disruption to the local existing population and is unsustainable. Concerned over the impact of the River Ribble. Feels the development will put additional pressure on the river environment and negate the work of the Environment Agency, the Ribble Rivers Trust and other conservation agencies to sustain the population of the Atalantic Salmon.	Response letter sent
3.	Information removed.	25 th Sept	Form	Feels it is an unsustainable development. Feels the sum of £1,369,798 would not enable any new build of schools. Feels that the doctors surgery will not happen. Feels that without a new road access to Edisford Road, there will be road chaos.	Response letter sent
4.	Information removed.	25 th Sept	Form	Against the proposals. Feels that traffic will increased and has already increased since Lidal has moved to Clitheroe.	Response letter sent
5.	Information removed.	25 th Sept	Form	States that there are already houses for sale in the local paper and feels that there is no need for anymore. Feels that Henthorn Road is already very busy and that this development will increase the flow of traffic. Feels that food farming land is built concreted over to make profits for the builders.	Response letter sent
6.	Information removed.	25 th Sept	Form	Feels the development is too large. Feels that Henthorn Road, Thorn Street & Bawdlands already struggle to cope with existing traffic. Feels that a GP surgery isn't necessary. Feels that this contribution would be better put towards the re-development	Response letter sent

				of Clitheroe Hospital and purchasing equipment.	
7.	Information removed.	26 th Sept	Form	Feels this proposal is a mistake. Feels that there will be too much congestion as the development only has one access route.	Response letter sent
8.	Information removed.	26 th Sept	Form	Traffic congestion due to rail crossing. Should this be closed due to congestion on Henthorn Road and A59. Will the heavy transport to and from site keep to the 20mph limit? Feels that there is no point building a school that due to Government cut backs can't be staffed and feels that this any land put aside will be used for houses. Feels that the doctors surgery will not be built due to Government cut backs. Claims that the Solicitor for Gladmans stated that residents would walk to Edisford or St James's School. Feels they won't walk. What about safety provision for the ponds and watercourse?	Response letter sent
9.	Information removed.	26 th Sept	Form	Feels that the presentation is a "paper exercise" and feels it is a "done deal". Feels it is commendable that affordable housing is to be provided. Who will be responsible for funding the upkeep of and repairs to the play areas and community park? Has the PCT agreed to staff and equip the surgery? Will it have a dispensary? What will the surgery hours be?	Response letter sent
10.	Information removed.	26 th Sept	Form	Requests that the site not be to noisy to early at weekends.	Response letter sent
11.	Information removed.	26 th Sept	Form	How will Clitheroe cope with extra congestion on the roads? Extra buses? Feels that £150K will cover a new doctors surgery. Concerns over her child's education and health in terms of level of service as already congested. Will existing Clitheroe dwellers get 1st pick of new dwellings or reduced price? Where is the "value" that will be "reaped" for existing residents if this planning permission is formerly approved? Feels it is seen as a project which will strain the town in	Response letter sent

				terms of services/roads/ reduction of an already reducing countryside. Feels that houses are not selling in Clitheroe, what makes TW think these are needed?		
12.	Information removed.	26 th Sept	Form	Feels there are lots of properties for sale in Clitheroe and there is no need for anymore. Feels the site isn't very good due to the location to the treatment plant. Congestion on Henthorn Road as one part is too narrow. Level crossing is another bottleneck.	Response letter sent	
13.	Information removed.	28 th Sept	Form	Has there been an investigation into how this will affect the volume of traffic on the roads around Clitheroe?	Response letter sent	
14.	Information removed.	28 th Sept	Form	Concerns over the increase of traffic on the road that is not suitable.	Response letter sent	
15.	Information removed.	28 th Sept	Form	Concerns over only one point of access being Henthorn Road. Concerns over increase of traffic for the rest of the area. Concerns that buses will not be able to reach their destinations due to parked cars. Concerns over changes to the bus service. Concerns over the number of extra vehicles this development will bring to the area. Where will the site staff park? Feels that taking good pasture land once concerted is lost forever.	No address	
16.	Information removed.	28 th Sept	Form via event	Consideration should be given to ponds being fenced off. One-way system at Wonne Lane would be welcome. Glad to see zebra crossing being put on Henthorn Road	No name or address	
17.	Information removed.	28 th Sept	Form via event	Not happy with development as will cause much congestion and de-value existing properties. States there is no work for people in the area.	No name or address	
18.	Information removed.	28 th Sept	Form via event	Feels that it is essential that Woone Lane becomes one way.	Response letter sent Send Sales Info	

				States that Henthorn Road should be swept by road sweeper once a day if possible. Concerns over traffic queuing back onto Henthorn Road when railway crossing is closed. Would like to be sent further details on affordable housing.		
19.	Information removed.		28 th Sept	Form via event	Would like to know new homes bonus scheme review that Ribble Valley Borough Council will generate from Henthorn Road and Chapel Close, Low Moor	New Homes Bonus Calculation
20.	Information removed.		28 th Sept	Form via event	Would like to know: The timing of TRO for making Woone Lane one way. Thoughts on why there are no 1 bedroom flats in the affordable.	Response letter sent
21.	Information removed.		28 th Sept	Form via event	Would like to see special consideration to the landscaping on the border edge of the caravan park to preserve the special nature of the countryside. Feels it is a good positive development which is sensitively designed to harmonise into the countryside will be a good addition to the housing in the area.	Response letter sent
22.	Information removed.		28 th Sept	Form via event	Feels the development will cause congestion, trouble, accidents and give Clitheroe a terrible reputation.	No Name
23.	Information removed.		28 th Sept	Form via event	Feels this is the wrong location for housing due to congestion and noise. Feels there is too much traffic in the area.	No Name
24.	Information removed.		28 th Sept	Form via event	Feels: Poor site Poor infrastructure Lack of local opinion Lack of knowledge of the local highways Very unappealing States currently can't sell houses on the market in Clitheroe. Locals feel the town is dying. Feels it is the end of the Ribble Valley being attractive to tourists.	Response letter sent
25.	Information removed.		28 th Sept	Form via event	Please send display boards as PDF.	Boards sent 4 th November
26.	Information removed.		28 th Sept	Form via event	Would like to see more intensive traffic calming measures on Henthorn Road. Feels speed bumps and sign priority is	No Name

				need. Likes the pedestrian crossing and one way system on Woone Lane.		
27.	Information removed.	28 th Sept	Form via event	Would like further sales details on Henthorn Road and Chapel Close. Possibly for part-ex.	Response letter sent Send Sales Info	
28.	Information removed.	28 th Sept	Form via event	Would like plans for back of property	Plans and Response letter sent	
29.	Information removed.	28 th Sept	Form via event	What other traffic calming measures are to be introduced on Henthorn Road? Would like to see the developers adding a pavement on at least one side of the road as far as the bridge. States that the bus access only serves the eastern section of the development and that she was told the bungalows are to be built on the western section. Feel this is poor planning as likely the bungalows would be bought by older people. States that the community park will need a professional management plan and hopes that money is set aside for this purpose in the long term. States that the doctors surgery will encourage more traffic down Henthorn Road. Asks that the hedgerows be retained. States that she will benefit from the easier access to the Ribble Way.	Plans and Response letter sent	
30.	Information removed.	28 th Sept	Form via event	Concerns over traffic into Clitheroe as roads busy and narrow. Feels the schools are overcrowded. How do the education Authority intend to deal with the extra school age children? Feels that it is swamping the area with houses and polluting the air.	Response letter sent	
31.	Information removed.	28 th Sept	Form via event	Would like assurance that the fence line on the property side and also the community park will be fenced so as to keep out dogs and trespassers. Would like assurance that no more extra pollution will effect the stream going through their property.	Fence	

32.	Information removed.	28 th Sept	Form via event	States that during the planning appeal there was discussion regarding a promised pedestrian/cycle route through the development to the community park and river. Which route will this take? Would like to know the storey height of those buildings which will be sited adjacent to Fairfield Close.	Plan
33.	Information removed.	28 th Sept	Form via event	Concerns that TW will interfere with the wildlife that is abundant at present in the fields which run along side the riverbank. Asks that TW retain all trees and shrubs especially as it runs next to the Ribble Valley. Asks that TW ensure there are native shrubs and trees surrounding this development so the people won't be able to see it from the Ribble Valley Way. Concerns over increase in traffic. Feels there should be a lollypop person on Henthorn Road and a bus service that does to this development. Feels upset of the invasion of this development.	Response letter sent
34.	Information removed.	28 th Sept	Form via event	Feels strongly that there should be another access road in and out of the development. Feels there should be additional money for the bus service to be funded for 10 years continuing through to the late evening. Would like a copy of the community pack.	Response letter sent
35.	Information removed.	28 th Sept	Form via event	Would like confirmation to the improvement to the highways and the stage when they are to be completed. Would like more details on the one-way scheme for Wonne Road. Would like a more detailed plan of the site with the style and sizing of each dwelling. Would like confirmation of the proposed time on site. Would like confirmation of use of local workforce for some of the work. Would like hear more about the development at Low Moor Gardens.	Plans
36.	Information removed.	28 th Sept	Form via event	Would like 2 copies of the all the boards.	Plans
37.	Information removed.	28 th Sept	Form via event	Housing not needed.	Response letter sent

			event	Feels that vehicular access is likely to be restricted by Henthorn Road with its many junctions. Why not all get solar panels. School places. Jobs. Flood risk. Doctor's surgery.	
38.	Information removed.	28 th Sept	Form via event	Feels the development looks good however feels that are lots more green areas on which a couple more affordable homes can be built. Concerns over the single point of access onto Henthorn Road. Can an additional access not be added to the estate via Edisford Road? States that schools are at full capacity and are unable to expand physically. How will places in schools be increased? Asks that if traffic calming were to be added to Henthorn Road, do not add bollards and islands.	Response letter sent
39.	Information removed.	28 th Sept	Form via event	Would like copies of layout showing access from Henthorn Road.	Response letter sent
40.	Information removed.	28 th Sept	Form via event	Feels Clitheroe has enough 4/5 properties but welcomes the 2 bed properties.	Response letter sent
41.	Information removed.	28 th Sept	Form via event	Feels there should be another access onto Edisford Road. Feels it is a good idea making a small section of Woone Lane one way and speed calming. Suggests widening the road at the top of Henthorn Road. Would like sales brochure.	Response letter sent Send Sales Info
42.	Information removed.	28 th Sept	Form via event	Feels that more could be done about renewable energy. Feels there would be 40% affordable housing not 30%. Welcomes the idea of a new bus and cycle route. Welcomes that the new homes are built to code 3 and asks if steps could be taken to make them move sustainable.	Response letter sent
43.	Information removed.	28 th Sept	Form via event	Would like a copy of Gladmans traffic survey.	plans
44.	Information removed.	28 th Sept	Form via event	Would like further sales details regarding the development especially the bungalows.	Response letter sent

45.	Information removed.	28 th Sept	Form via event	Would like to know whether the hedge along the rear of properties on Fairfield Close will remain. Will there be a cycle track here either?	Response letter sent
46.	Information removed.	28 th Sept	Form via event	Would like sales brochures for their son's and partners.	Sales Info
47.	Information removed.	28 th Sept	Form via event	Feels that all these houses aren't necessary except for social housing. Feels that people will still use their cars however much you discourage them. Concerns over pedestrian safety on Henthorn Road. Why will only some and not all houses get solar panels? How will extra school places be provided when local schools are full? Where are the jobs for the extra people who will be living in Clitheroe? What is the flood risk for these properties? Are TW building the doctors surgery or just providing the land and some funding for it?	Response letter sent
48.	Information removed.	1 st Oct	Form	Totally disagrees with this development. States that Clitheroe is already in a state of gridlock and this development will make the traffic situation intolerable. States this development will have an impact on the wildlife and beauty of the area. Who will live in these houses as 25% of the housing in Clitheroe is unoccupied. Why is a community park needed as the countryside is at hand. States that extensive landscaping isn't needed and to the leave the countryside as it is. Claims that the land and money to the new doctors surgery is laughable and ask if this surgery will be able to cope with 270 dwellings. Claims that the schools are already overburdened and the money proposed is laughable.	Response letter sent
49.	Information removed.	1 st Oct	Form	Feels that access to the site from Henthorn Road has not been considered. States that with the extra number of vehicles, how will the crossing cope. Will TW build a bridge over the rail crossing?	Response letter sent Chapel Close Consultation?

50.	Information removed.	1 st Oct	Form	Feels that a single access road is very suitable on Henthorn Road. States that schools and healthcare are over subscribed at Community Park - Why spoil a natural area which will only attract vandals if developed?	Response letter sent
51.	Information removed.	1 st Oct	Form	Feels this development shouldn't be allowed. Claims Clitheroe already has enough houses, residents are driven out of town for employment, schools aren't big enough and the health service won't cope. Feels the roads are congested enough. Claims that if this development is built, another road out of town will have to be built.	Response letter sent
52.	Information removed.	1 st Oct	Form	Clitheroe Advertiser – 212 properties for sale in Clitheroe. How can TW justify the building of 270 dwellings with all the attendant problems. States that building these houses will create horrendous traffic problems with the number of heavy lorries. States that the roads are already congested and feels that accidents will increase. States that schools are already full and feels that extra places will not appear just by throwing money at the problem.	Response letter sent
53.	Information removed.	2 nd Oct	Form	Claims that the house to the rear of her property is too close the boundary hedge. Unhappy with this and asks that this house be moved back or removed. Concerns over the hedge to the rear of her property. States that tall the hedges are to be retained and maintained. Legally who is responsible for the hedge? Where do she stand if the new home owner wants to cut it down? Suggests a road or footpath is created along the hedge bordering Fairfield Close/Fairfield Drive so it can be maintained by whoever is to maintain the open spaces. Suggest that those properties next to the existing houses be built as bungalows thereby reducing the impact to existing residents.	Plan
54.	Information removed.	2 nd Oct	Form	Concerns over the extra vehicles on Henthorn Road and in the local area. What traffic measures will be put in place? Concerns over the amount of works vehicles and their	Response letter sent

				speed whilst developing the site. Is the development going to make the area more at risk of flooding?		
55.	Information removed.	2 nd Oct	Form	Concerns over the extra traffic on the roads. States that a shop would be or more use than a doctor's surgery.	Response letter sent	
56.	Information removed.	2 nd Oct	Form	Claims builders are taking over the greenbelt and will cause local flooding throughout the country. States that Clitheroe has problems with parking with many roads completely blocked due to parked cars on both sides. Claims there is no prospect for jobs locally. States there must be over 100 houses for sale in Clitheroe. Claims that if the Government reduced immigration, there would be no need for more housing.	Response letter sent	
57.	Information removed.	2 nd Oct	Form	Concerns over only one access to the site and should there be additional access from Edisford Road at least for emergency access. Concerns over the surrounding area traffic congestion. Claims that the sums of money that TW allege to be set aside as contributions for additional school places are not adequate always supposing that local schools are able to increase capacity to meet demand. Claims there is no need for additional houses in the Ribble Valley. Why is there expectation that these houses will sell? States that this development is the wrong side of Clitheroe in terms of access from the A59. States that the proposals are not welcome and their quality of life will be significantly affected if they were to go ahead.	Response letter sent	
58.	Information removed.	2 nd Oct	Form	Concerns over extra congestion the development will bring. Feels there should be another access road into the development.	Response letter sent	
59.	Information removed.	2 nd Oct	Form	Has no objections to the building of new homes provided that the infrastructure of roads and facilities is improved to cater for the increased traffic and population. Concerns regarding the already inadequate exit route from Clitheroe (Henthorn Road). Adding 270 more home to this	Response letter sent	

				route will strain the situation. Feels a major road construction/improvement programme is needed before these houses are built.		
60.	Information removed.		2 nd Oct	Form	Not happy with these greenfields being developed. Can TW build the bungalows on the perimeter rather than houses so that the bungalows on Fairfield Close won't be overlooked. Can the trees and shrubs be maintained there? Strongly disagrees with development on this area. Feels the development is unwarranted and will ruin the beautiful part of the Ribble Valley. Doctors Surgery – presumes that this will only be used by the 'new influx'. States that whilst TW builds the surgery, there is no guarantee that the health authorities will adequately fund it. Drainage – Concerns over the surface water drainage as well as the main sewers. Irrespective of proposal new watercourse and balancing points, feels that the water will find its way onto the adjacent estate. Concerns over traffic congestion on Henthorn Road. Schools – Despite promises of financial contributions to Education Authorities, no guarantees of extra child places and extensions will be at the expense of playing fields.	Plan
61.	Information removed.		30 th Sept	Form	Concerns over traffic congestion on Henthorn Road.	Response letter sent
62.	Information removed.		3 rd Oct	Form	Concerns over traffic congestion on Henthorn Road.	No address
63.	Information removed.		3 rd Oct	Form	Overall pleased that their house/view overlooks gardens on the properties that have been planned. Concerns over the type of dwelling that will be near their property and request that it is bungalows or smaller houses. Concerned about no. 62 having a dwelling up against the boundary fence. Is there a set distance that the houses have to be away from the boundary?	Plan and Response letter sent
64.	Information removed.		3 rd Oct	Form	Strongly object to the plans. Feels that Ribble Valley especially Clitheroe, will be saturated with new properties. Concerns over the increase in traffic which leads to more pollution on the already busy roads. States that the doctors surgery, a new school and community areas are good but these need to be staffed and	Response letter sent

				maintained. States that the taxpayer has to fund them and their upkeep when TW leave. Concerns over the bus service as the one currently in place struggles.	
65.	Information removed.	4 th Oct	Form	Claims there are so many houses for sale in the area there TW may struggle to sell. Concerns over the traffic along Henthorn Road. What happens if TW are unable to sell some/most of the houses? Will they do rented out and then become something along the lines of a rough council estate?	Response letter sent
66.	Information removed.	4 th Oct	Form	Expletive comment Concerns that the sewage farm may become overload. Schools Claims that traffic will be unbelievable.	Rude letter did not warrant a response
67.	Information removed.	5 th Oct	Form	After speaking to a representative at the community event, the parkland to the rear of her property may be considered for housing instead. Concerns that if houses were build here, it may block the stream running from her garden and cause problems to her property.	Plan and Response letter sent
68.	Information removed.	5 th Oct	E-mail	Feels disappointed at the limited amount of information available at the event. Concerns over minimum acceptable separation distances and issues of adequate daylight, sunlight and privacy for her house and garden. Concerns over proximity and height of buildings between the access road into the development and her boundary wall as well as any buildings between her property and the Old Dairy. Concerns over the design of the proposed road access to the development in relation to safe vehicular access to her property and in relation to the maintenance of her boundary wall. Suggests additional retention of hedgerows and extra planning of trees and shrubs to ensure that the appearance of the development was broken up buy green screen from the viewpoint of Ribble Way from Edisford at the corner where the path comes to the edge of the Siddows Hall woodland.	Plans and Response letter sent

				Concerns over the effects of the construction phase on herself and her property in particular noise, direct and disturbance and to the fabric of her property from construction traffic.	
69.	Information removed.	6 th Oct	Form	Feels the road infrastructure in Clitheroe is unsuitable for a development of this size. Feels this development is isolated from main services. Feels there should be at least two off road parking spaces at each residence. States the bus service will not be viable. Feels the doctors surgery will not gain any extra funding. Concerns over the opening up of watercourses and points in the middle of a residential estate could expose young children to danger. Who will maintain this area? Will TW provide a wheel wash for vehicles entering and leaving the site? Will TW prepare roads before commencing building?	Response letter sent
70.	Information removed.	8 th Oct	E-mail	Commends the consultation event. Accepts the development will go ahead. Feels that the new masterplan is significantly improved since the one submitted at outline as it pays more regard to the positioning of certain key housing blocks. Feels the new plan give better layout of housing along the sensitive interface between the development the existing houses on Fairfield Drive. Feels that houses immediately behind Four Winds, Fairfield Drive, along the boundary hedge which are seriously intrusive especially given the obvious short length of the new properties gardens. Suggests that it would make sense to position of bungalows adjacent to the boundaries with existing properties. Feels that the creation of the green space between the south-east and north west blocks of the development is a good idea. Concerns over the play area located immediately adjacent to the boundary hedge and adjacent to the properties at 66-74 Fairfield Drive as will cause some noise which could become a long-term nuisance to the adjoining neighbours. Suggests that the play area be relocated to form a larger more worthwhile space merging with the play area already	Plans and Response letter sent

				identified in the north-east corner of the community park for reasons of neighbourhood consideration and personal safety. Feels that the proposed doctor's surgery being located on Henthorn Road, making the facility available to a greater number of local residents. Feels it remains to be seen if this facility will be provided. States that it is the landowners responsibility for maintenance of the boundary hedge between the development and Fairfield Drive. Residents of Fairfield Drive are unable to maintain the hedged on their own due to their width and height. Recommends that residents along Fairfield drive be consulted regarding their preferred hedge height. Claims that no hedge maintenance has been carried out anywhere on the site and states there is a pressing need for this to be resumed. Concerns whether the bus service will accommodate the development in relation to timings and destinations. Pleased that Woone Lane will being one-way. Feels that the provision of a zebra crossing on Henthorn Road will improve road safety but feels the location is inappropriate. States it would be better sited closer to the end of the footpath which runs along the north-eastern edge of Henthorn Park and to the general store. Feels that a Toucan crossing isn't needed as it cannot be used for its full purpose in its location. States that at outline stage there was discussion of creation of cycleways towards the town centre. Feels that the footpaths on the north-eastern side of Henthorn Park and on the western edge of the Castle Field are not available for use by cyclists.	
71.	Information removed.	9 th Oct	Form	Objects to the development due to: Traffic problems especially into Cliltheroe Lack of education and health facilities Use of greenbelt land	Response letter sent
72.	Information removed.	10 th Oct	Form	Who will be responsible for the boundary hedge that backs onto his property? The original outline mentioned 'strengthening of the existing boundary'. What does this mean in practice?	Plans and Response letter sent

				Is there any possibility of purchasing some land behind his property in order to extend his garden and retain privacy? Could consideration be given of the siting of the proposed bungalows at the edge of the development so that some of the view can still be enjoyed?	
73.	Information removed.	10 th Oct	E-mail	Requesting copies of the proposed plans specifically the site entrance.	Plans and Response letter sent
74.	Information removed.	14 th Oct	E-mail	Request that low rise buildings are located adjacent to existing properties	Plans and Response letter sent
75.	Information removed.	15 th Oct	E-mail	Requesting copies of the proposed plans in relation to proposed properties backing onto his property	Plans and Response letter sent