
July 2013

**Proposed Residential Development (Outline
Planning Application [All Matters Reserved Except for
Partial Means of Access to, but not within, the
Site]) for the Erection of Circa 62 Dwellings
at Hanson Garden Centre, Barrow, Clitheroe
Statement of Community Involvement**

On behalf of

Chris Hanson

Prepared by

I D Planning
Atlas House
31 King Street
Leeds
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1.0 Introduction and Proposed Development

- 1.1 This Statement of Community Involvement (“SCI”) has been prepared in support of an outline planning application for residential development of circa 62 houses (all matters reserved except for means of access to, but not within, the site) on land at Hanson Garden Centre, Barrow, Clitheroe (“the site”).
- 1.2 The planning application seeks to secure outline planning permission for residential development of circa 62 dwellings on the site. Further details of the proposed development are set out in the accompanying Planning Statement.
- 1.3 The SCI sets out the background to the site in terms of the consultation carried out by the applicant in relation to the proposed development. The SCI then addresses the applicant’s approach to community consultation in respect of the Proposed Development as well as setting out the specific feedback from the community.
- 1.4 Technical reports and indicative masterplan have been produced which demonstrate how the proposed development can be accommodated on the site. The SCI is one of a suite of documents prepared to support the application and reference should also be given to the following documents and plans:
 - Application Forms And Certificates;
 - Location Plan;
 - Layout Plan;
 - Ground Report;
 - Transport Assessment;
 - Employment Report;
 - Ecological Risk Assessment Report;
 - Tree Survey;
 - Design and Access Statement;
 - Flood Risk Report; and
 - Planning Policy Statement;
- 1.5 The applicant and their agents have therefore sought to engage with the local community in order to deliver a high quality scheme which satisfies their objectives together with those of local residents.

2.0 Background

- 2.1 The proposal is submitted in outline (all matters reserved except for partial means of access to, but not within, the site) for circa 62 dwellings.
- 2.2 Vehicular access is taken from the existing access off Whalley Road.
- 2.3 Whilst the scheme is submitted in outline an indicative masterplan has been prepared to show how the site could be laid out. Further details on design principles are set out in the accompanying Design & Access Statement.
- 2.4 The outline application is accompanied by a full suite of technical reports (as set out in section 1.4) which set out findings of assessment and survey work undertaken and demonstrate how the site can be developed for residential uses

3.0 Community Consultation Planning Policy

3.1 This chapter of the SCI provides an overview of Government policy and other guidance in relation to community involvement in the planning system as outlined within the following documents:

- The Localism Act;
- The National Planning Policy Framework (“NPPF”); and
- Ribble Valley Statement of Community Involvement.

The Localism Act

3.2 The Localism Act was given Royal Assent in November 2011 and contains details on a number of matters, including the requirement for developers to consult local communities before submitting planning applications for certain types of developments.

3.3 These changes to the requirement for public consultation are contained within Section 122 of the Localism Act and the circumstances in which a developer is required to carry out pre-application consultation are as follows:

- A person proposes to make an application for planning permission for the development of any land in England; and
- The proposed development is of a description specified in a development order.

3.4 Consequently, it is necessary to wait for the publication of a new development order before there is an indication as to what type of development the new requirements will apply to.

3.5 It is important to note however the indication from the Government is that the legislation would only apply to large scale major applications.

3.6 In light of the above, there is a need to undertake public consultation for the Proposed Development

National Planning Policy Framework

3.7 The National Planning Policy Framework (“NPPF”) was published in March 2012 and provides national guidance on the planning system. The document replaces the majority of previous national guidance (PPGs / PPSs).

3.8 Paragraphs 188 to 195 of the NPPF set out guidance on pre-application engagement with paragraph 188 stating early engagement has the potential to improve the efficiency and effectiveness of the planning application system for all parties.

3.9 The guidance goes on to reinforce the need for applicants to engage with the local community before submitting applications as the more issues which can be resolved at the pre-application stage, the greater the benefits.

Ribble Valley Statement of Community Involvement

- 3.10 At a local level, the Ribble Valley Statement of Community Involvement was first adopted in 2007 with a revised version then adopted in December 2010. The revised SCI encourages developers to engage with the local community at an early stage and in the case of major developments prior to the submission of a planning application.
- 3.11 The adopted Statement of Community Involvement also requires applicants to support planning applications with information of the extent of community consultation undertaken, the outcome of the consultation and any amendments made to the proposal as a result.
- 3.12 The Council's overall objective is to ensure developers take a planned approach to their community involvement programmes.

4.0 Consultation Programme

- 4.1 This section of the SCI details the pre-application public consultation that has taken place so far. In preparing a strategy for community involvement, the overall aim was to provide the community with an opportunity to understand, comment on and therefore influence the Proposed Development prior to the submission of the planning application.
- 4.2 In order to do this, it was important to ensure local Councillors, Parish Councils, known Action Groups and residents were aware of the proposals and that it was made as easy as possible for those who wished to become involved to do so. Achieving this would ensure the key objectives and requirements of the Localism Act, the NPPF and the Ribble Valley Statement of Community Involvement were met.
- 4.3 In this context, the objective of the community consultation was to obtain the views of residents, Wiswell and Whalley Parish Councils and Ward Members on the proposed development.
- 4.4 In order to obtain the views of residents a letter was sent to 360 local residents, the clerks of Wiswell and Whalley Parish Council and local Ward Councillors on the 2 April 2013. An email was sent to 'savewhalleyvillage' on 17 June 2013 inviting them to the event together with a request for contact details of Barrow Community Group. In actual fact, the savewhalleyvillage action group emailed to advise they had contacted representatives of Barrow Community Group directly.
- 4.5 The letter invited them to attend a public consultation event to be held on 27 June from 4.30pm (Ward Councillors and Parish Councillors) and from 5pm for local residents at:

Hanson Garden Centre
Whalley Road
Barrow
Clitheroe

- 4.6 The event was informal with members of the development team being available between the hours of 4.00pm and 7.30pm so that Councillors and members of the public could come in at any time during this period to look at the development proposals and discuss them with the development team. Feedback was invited on the night with comment forms provided. These could be completed on the night or posted / emailed back to I D Planning.
- 4.7 A copy of the letter can be found at Appendix 1 and a copy of the feedback form is at Appendix 2.
- 4.8 The feedback received would then be used to inform the subsequent planning application.

Feedback

- 4.9 Councillors Bibby and Holgate attended at 4pm with representatives from Wiswell Parish Council attending at 4.30pm. In both cases they listened to

our summary of the proposed development. Parish Council representatives raised concerns over highways and loss of employment land.

4.10 Approximately 33 people attended the event with 10 feedback forms completed on the night. 2 further emails were received after the event from a local resident (raising objection) and representatives of the Golf Club (raising comments). The Golf Club comments re-iterated those made on the night of the event

4.11 Of the 12 responses, 5 were in support of the proposal, 5 against and 2 provided general comments (essentially the same point regarding effect on the adjacent golf club). The comments received are summarised below:

4.12 Responses in support:

- We need these houses
- A sensitive scheme – Barrow needs this kind of development

4.13 Responses raising objections

- The site is an employment designation
- Loss of jobs / employment land
- Insufficient infrastructure in terms of schools and roads
- Opportunistic development simply to take advantage of no Core Strategy
- No need for more houses
- Another land grab by a greedy developer cashing in on lack of Core Strategy
- Employment Land more important than housing land
- Should support business, not close them down
- Capacity of sewerage system
- A housing estate here will bring issues of noise, security issues and overlooking

4.14 Responses raising general comments:

- Can a 10m corridor be created along the rear boundary to protect future residents from wayward golf balls?
- Is there an opportunity for a main sewer connection for the golf club?
- Disappointed by lack of information available to comment on, was expecting more technical reports

4.15 The supporting technical reports, in particular the Transport Assessment demonstrate how comments regarding highway safety can be accommodated in the scheme. Whilst detailed design and layout will be subject to reserved matters applications the parameters of these future developments can reasonably be conditioned to ensure highways comments are addressed.

Details on principle regarding development of the site and alleged effects on employment land are dealt with in the Planning Statement.

Revisions to the scheme / additional work undertaken

- 4.16 Given the nature of the comments made at the event and on submitted comment sheets / emails, opportunities to revise the proposed scheme were limited
- 4.17 However, consideration has been given to comments made by the Golf Club with regards over sailing golf balls and potential effects on residential amenity. Whilst this issue is best considered at reserved matters stage with regards layout and orientation of dwellings, the indicative layout has been revised to show increased planting along the rear boundary. The indicative layout shows houses set at least 15m from the boundary. This distance together with tree belt should provide adequate stand off from the golf course.
- 4.18 In light of the above, it is considered the site is suitable for the proposed development and resident's concerns have been properly addressed

5.0 Conclusions

- 5.1 The applicant has adopted a comprehensive approach to undertaking community consultation prior to the submission of an outline planning application for residential development (circa 62 houses) on land at Hanson Garden Centre, Barrow, Clitheroe
- 5.2 In doing so, the applicant has ensured the community is aware of its proposals at an early stage and have provided interested individuals and groups with an opportunity to find out about the site and have a say in its future. This process has led to useful feedback and input on a broad range of issues relating to the site and its development.
- 5.3 It is therefore concluded that the Proposed Development has given significant regard for local residents and stakeholders in the formulation of the design of the scheme. As such it is considered the consultation undertaken accords with the requirements of the Localism Act, the NPPF and the Ribble Valley Statement of Community Involvement.

APPENDIX 1

Letter to Ward Councillors / Residents advising of consultation event

Our Ref: AID1589

13th June 2013



Copy letter sent to:

Councillor Holgate
Councillor Hill
Councillor Thompson

Dear Councillor

**HANSON GARDEN CENTRE – PUBLIC CONSULTATION EVENT IN RELATION
TO PROPOSED RESIDENTIAL DEVELOPMENT**

I act on behalf of Hansons Garden Centre who are preparing an outline planning application for the aforementioned site for residential development.

Prior to the submission of the planning application my clients wish to engage with the local community, Ward Members and interested parties in order to hear their views on the details of the scheme. I have sent letters to local residents and Whalley and Wiswell Parish Councils inviting them to attend a public consultation event to be held on Thursday 27th June from 5 p.m. at:

Hanson Garden Centre
Whalley Road
Barrow
Clitheroe
BB7 9BA

I have also emailed the Whalley Action Group and advised them of the event. I am also aware of the Barrow Community Action Group and have emailed you and the Parish Council Clerks separately requesting a contact name and number so they too can be invited.

The event will be informal with members of the development team being available between the hours of 5 p.m. and 7.30 p.m. so that members of the public can come in at any time during this period to look at the development proposals and discuss them with the development team. However, I would be happy to meet you in advance at 4.30pm to go through our proposal. Alternatively I would be happy to discuss in advance on the telephone. I look forward to your thoughts on this point.

We would welcome feedback on the proposals and this can be undertaken by either filling out a comments sheet on the day or by forwarding your views either by email to Alistair@idplanning.co.uk or alternatively by mail to the address set out below on this letter.

I hope the above is of assistance and look forward to meeting you on the 27th or speaking in advance on the telephone.

Yours sincerely

**Alistair Flatman BA Hons Dip TP MRTPI
Director**

Our Ref: AID1589

13th June 2013



Copy Letter sent to
Whalley Parish Council &
Wiswell Parish Council

Dear Clerk

**HANSON GARDEN CENTRE – PUBLIC CONSULTATION EVENT IN RELATION
TO PROPOSED RESIDENTIAL DEVELOPMENT**

I act on behalf of Hansons Garden Centre who are preparing an outline planning application for the aforementioned site for residential development.

Prior to the submission of the planning application my clients wish to engage with the local community, Ward Members and interested parties in order to hear their views on the details of the scheme. I have sent letters to the three Ward Councillors and local residents inviting them to attend a public consultation event to be held on Thursday 27th June from 5 p.m. at:

Hanson Garden Centre
Whalley Road
Barrow
Clitheroe
BB7 9BA

I would also be delighted if representatives of the Parish Council could attend. I have asked if the local Ward Councillors would like to attend earlier on the 27th at 4.30pm so we could give a separate briefing. I would like to extend this invitation to representatives of the Parish Council as well. If you are interested in an earlier session, please let me know.

The consultation event will be informal with members of the development team being available between the hours of 5 p.m. and 7.30 p.m. so that members of the public can come in at any time during this period to look at the development proposals and discuss them with the development team.

We would welcome feedback on the proposals and this can be undertaken by either filling out a comments sheet on the day or by forwarding your views either by email to Alistair@idplanning.co.uk or alternatively by mail to the address set out below on this letter.

I hope the above is of assistance and hope to see representatives from the Parish Council on the 27th.

Yours sincerely

**Alistair Flatman BA Hons Dip TP MRTPI
Director**



Our Ref: AID1589

13th June 2013

The Owner/Occupier

Dear Sir/Madam

**HANSON GARDEN CENTRE – PUBLIC CONSULTATION EVENT IN RELATION
TO PROPOSED RESIDENTIAL DEVELOPMENT**

I act on behalf of Hansons Garden Centre who are preparing an outline planning application for the aforementioned site for residential development.

Prior to the submission of the planning application my clients wish to engage with the local community, Ward Members and interested parties in order to hear their views on the details of the scheme. In this context, you are invited to attend a public consultation event to be held on Thursday 27th June from 5 p.m. at:

Hanson Garden Centre
Whalley Road
Barrow
Clitheroe
BB7 9BA

The event will be informal with members of the development team being available between the hours of 5 p.m. and 7.30 p.m. so that members of the public can come in at any time during this period to look at the development proposals and discuss them with the development team.

We would welcome feedback on the proposals and this can be undertaken by either filling out a comments sheet on the day or by forwarding your views either by email to Alistair@idplanning.co.uk or alternatively by mail to the address set out below on this letter.

Yours faithfully

**Alistair Flatman BA Hons Dip TP MRTPI
Director**

APPENDIX 2

Comments Sheets

**Proposed Residential Development @ Hanson Garden Centre, Barrow,
Clitheroe**

Consultation Event Thursday 27 June 2013 5pm – 7.30pm

If you wish to make written comments in relation to the scheme presented this evening you may do so either by filling in the comments box set out below, writing to Jonathan Dunbavin at I D Planning, Atlas House, 31 King Street, Leeds, LS1 2HL, or by emailing alistair@idplanning.co.uk

Comments

Name:

Address:
.....

Signature:

