

WADDOW VIEW - PUBLIC CONSULTATION JUNE 2014



SUMMARY REPORT

Following the planning appeal decision in January 2014, the consortium of landowners have taken on board the comments of the Inspector and Secretary of State and their concerns, most particularly the bus/emergency access only use of Kirkmoor Road and have revised the masterplan. The previous Waddow View scheme showed 345 dwellings, this new proposal is for up to 275 dwellings. The revised proposal reflects bus/emergency services access only via Kirkmoor Road, in line with the appeal Inspectors decision.

Acting on behalf of the landowners (Clitheroe Auction Mart, the Huntroyde Estate, John Taylor and Sarah and Samantha Howard) between the 18th June and 30th June 2014, there was a period of consultation with the public. On Wednesday 17th June a press release ran in the Lancashire Telegraph and on Thursday 18th June a press release ran in the Clitheroe Advertiser on the front page, outlining the consultation period and included a picture of the revised masterplan layout. Also, 3,000 letters and reply forms were door dropped to households and businesses immediately around the area, to households who previously objected and Councillor's (John Macholc Chief Planner at RVBC, Chairman Terry Hill, Vice Chairman Susan Bibby Planning and Development Committee, Kevin Horkin Town Council, Ruth Moores Town Council) and other residents within the local vicinity.

A designated e mail address was created (enquiries@waddowview.co.uk) as well as a postal option via Messrs Ingham & Yorke to receive responses. Every reply including name, address/email, comments and general overview has been recorded, noted and copied digitally (Excel attachment and CD) and by hard copy. Bound copies and attachments are included.



The summary of responses are as follows:-

TRAFFIC AND ACCESS

Concerns that 2 cars per households will increase the volume of traffic by approx. 500 onto an already congested Waddington Road. Nearly every reply mentions the bottleneck at the Railway Bridge, particularly at peak times. Access from the site is an issue, safety and accidents mentioned, heavy vehicles onto site during building and emergency access and bus routes concerns.

HOUSING NEED

Many replies mentioned there is no need for more housing in Clitheroe, already many houses on the market at both ends of the scale. Not this side of town in favour of Standen. Request for a greater proportion of affordable and elderly dwellings.

LOCATION

A great many comment on the loss of green fields, the impact to residents who use the land for recreation, pollution, wildlife and visual impact - concrete over the countryside.

DESIGN & LAYOUT

Comments that the masterplan is misleading as it shows green rather than houses. Most remark they cannot comment one way or the other on the scheme layout. Little comment about the number of houses.

LOCAL INFRASTRUCTURE

Replies remark on the lack of infrastructure to support the development - schools, doctor's surgery at capacity, roads, dentists, etc. Comment that Clitheroe can't sustain such growth, parking, congestion, services generally.

WIDER BENEFITS TO THE SCHEME

They don't believe it will benefit the area or businesses.

CHANGES TO THE SCHEME

Remarks that it is little changed.



IN SUPPORT

Support for building dwellings for first time buyers, affordable housing generally and for the elderly. Support if the environmental impact is treated sensitively; like the idea of lakes and children's play area. Remarked the plan is practical with a need for more housing in Clitheroe. Support so long as access is correct.

At 1st July 2014, 154 replies were received and 7 of which supported the proposal. Across the board the points raised were the same as previously. Namely traffic congestion, access, local parking, loss of countryside and infrastructure in terms of Doctors, Dentists, Schools and parking issues within the town. The population of Clitheroe is 15,038 of which there were 147 replies objecting to the scheme, which amounts to less than 1% of the population objecting.

