

# **FORMER VICTORIA MILL, WATT STREET, SABDEN**

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Statement of Community Involvement

23<sup>rd</sup> April 2018

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# Introduction

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- 1.1 APC Ltd has been instructed to submit a planning application for residential development on the former Victoria Mill site, off Watt Street in Sabden. The application is made as a Full Application and seeks permission for:
- “FULL APPLICATION FOR THE DEMOLITION OF EXISTING STRUCTURES AND REMOVAL OF CULVERT TO SABDEN BROOK; DEVELOPMENT OF 30 DWELLINGS INCLUDING RE-CONSTRUCTION OF FORMER MARBIL OFFICE BUILDING AS NEW DWELLINGS; RECONSTRUCTION OF BASE OF MILL CHIMNEY AS AN ECOLOGY TOWER; AND ASSOCIATED ACCESS AND LANDSCAPING”
- 1.2 This Statement details the process of community and stakeholder involvement and engagement undertaken by the applicant throughout the preparation of the Application.
- 1.3 Regarding the Application being submitted, consultation on the proposals has taken place with Members and Officers of Ribble Valley Borough Council (RVBC) and Lancaster County Council (LCC), and residents through the following means:
- Pre-application discussions with Ward Members and Officers of the Council.
  - A public consultation drop in event was undertaken. Letters were sent to local residents explaining details of the proposals and a questionnaire was provided inviting feedback on the proposals. Ward Members were invited to attend the event.
- 1.4 The public consultation has assisted in informing those who may have specific concerns in relation to these proposals for the application site.

# The Importance of Community Involvement

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- 2.1 Planning shapes the places where communities work and live, so it is right that the community should be given the opportunity to take an active part in the planning process relating to schemes that affect them.
- 2.2 Since the Planning and Compulsory Purchase Act 2004 (2004 Act), national planning policy has evolved to make community involvement an integral component of planning. The National Planning Policy Framework (NPPF), published in 2012, sets out the Government's core principles for planning and emphasises the need to make planning about "*empowering local people to shape their surroundings*" (para 17).
- 2.3 It also emphasises the importance of pre-application discussions, stating that "*early engagement has the potential to improve the efficiency and effectiveness of the planning application system*".
- 2.4 The 2004 Act requires each Local Planning Authority to prepare a 'Statement of Community Involvement' (SCI), which will formally set out its commitment to ensure the involvement of the public in planning matters. Ribble Valley Borough Council's SCI was adopted in 2007 (with a Revision published in October 2013) and encourages involvement of the community in the planning process.
- 2.5 For major applications, the pre-application consultation process is two-fold 1) to provide an efficient and effective planning application service by encouraging applicants to obtain pre-application advice before submitting a formal planning application; and 2) encouraging developers to carry out early community consultations regarding their proposals prior to the submission of a planning application so that the community, local groups, councillors, Parish/Town Councils can have an input to the formation of development proposals at an early stage.
- 2.6 On submission of a major planning application, applicants will be asked to submit as part of their supporting information a statement describing the extent of the consultation, any outcomes and how proposals have been amended to reflect outcomes from consultation with the community.
- 2.7 Consequently, the applicant has sought to comply with these principles and has consulted local stakeholders and the community. We believe that the pre-application consultation has helped improve

## The Importance of Community Involvement

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local understanding of the development proposal and has generated some useful feedback and comments on the proposed scheme.

- 2.8 The intent of this Statement is to set out clearly the methodology and outcomes of the community involvement and engagement process throughout the preparation of the planning application. It is submitted in support of the planning application.

# Methodology and Programme

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## STAKEHOLDERS

- 3.1 The local stakeholders consulted during the community involvement and engagement process include:
- District Council and County Council Officers.
  - Ward Members and Parish Council.
  - The local community.

## METHODS FOR ENGAGEMENT

- 3.2 The methodology chosen in this particular case was to undertake a focused consultation with the local community by undertaking a consultation 'drop in' event for the local residential community in close proximity to the site.

### Meetings and Pre-Application Dialogue

- 3.3 An initial pre-application enquiry was submitted to RVBC in July 2017. A meeting was held with RVBC Officers on the 20<sup>th</sup> July 2017, with a second follow-up meeting specifically on design issues on the 30<sup>th</sup> August 2017.
- 3.4 The design team presented the initial concept ideas for the site to the Parish Council at their scheduled meeting on the 3<sup>rd</sup> October 2017.
- 3.5 As part of the pre-application process, the applicants supplied additional information to RVBC in a submission of documents on the 12<sup>th</sup> October 2017.
- 3.6 RVBC provided a formal written pre-application response on the 22<sup>nd</sup> November 2017. This is included with this SCI as Appendix A. The response raised several issues which required further consideration by the design team. This resulted in the submission of amended proposals to RVBC in a submission dated the 12<sup>th</sup> December 2018. A meeting was then held with RVBC and the design team on the 14<sup>th</sup> December 2017. This meeting was also attended by Lancashire County Council Highways.
- 3.7 Following the meeting on the 14<sup>th</sup> December 2017 with Council Officers, a further submission of amended proposals and documents

## Methodology and Programme

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was sent to RVBC on the 31<sup>st</sup> January 2018. This submission included full design details and plans.

3.8 RVBC provided a second formal written pre-application response on the 13<sup>th</sup> March 2018. This is included with this SCI as Appendix B. This further response has informed the final plans submissions.

3.9 As part of the pre-application process, the design team presented the plans for the site to the Parish Council at their scheduled meeting on the 6<sup>th</sup> March 2018. This explained how the plans had changed since the initial concept plans and in response to the issues raised by residents.

### Public Consultation

3.10 Leaflets advertising a consultation drop in event at St Mary's Church Hall were distributed to approximately 250 households in the streets closest to the application site. Posters were also displayed by the Parish Council at various notice boards through-out the village. A copy of the consultation poster is included as **Appendix C**.

3.11 It is estimated that more than 125 people attended the drop-in event. A copy of the exhibition material is included at **Appendix D**.

3.12 Residents were given the opportunity to provide consultation responses by post, by email, or by completing the questionnaire on-line. A copy of the Questionnaire is included as **Appendix E**.

# CONSULTATION RESULTS

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## INTRODUCTION

- 4.1.

The key component used to determine the views of the local community on the proposed development was the questionnaire, and received emails and letters.

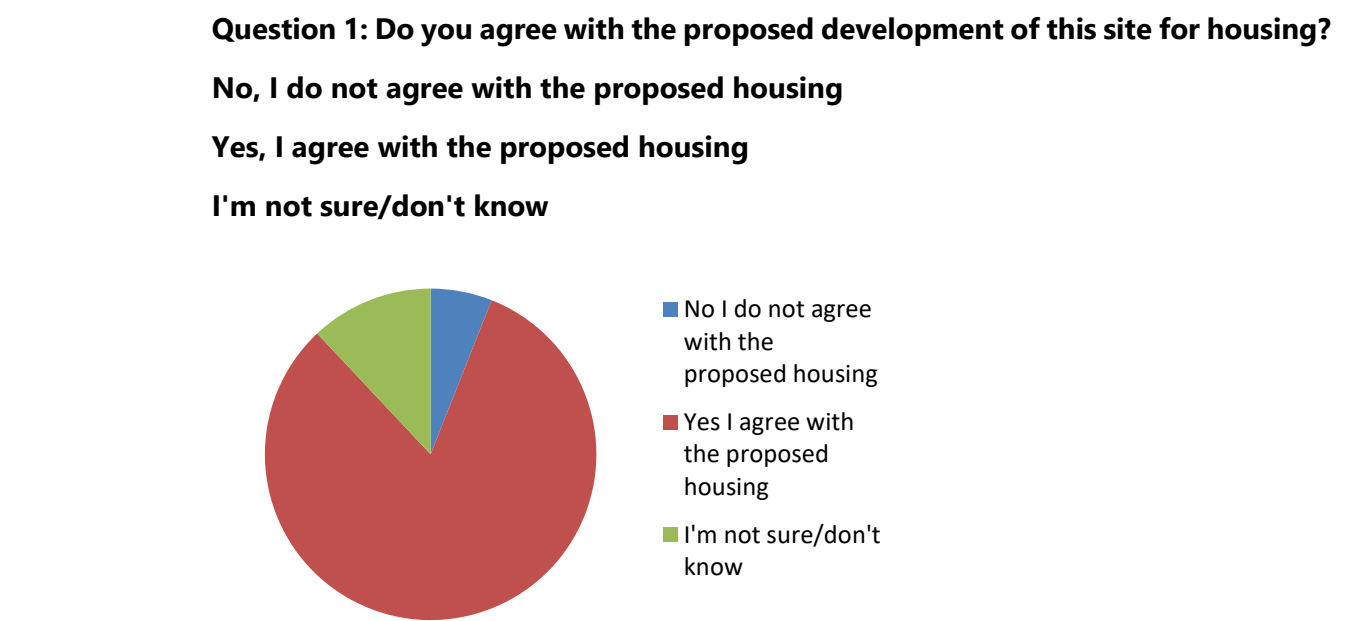
Although more than 125 are estimated to have attended the drop-in event, only 34 questionnaire responses were completed by email or by letter or by using the on-line survey website. The results and comments are included and analysed in this report.
- 4.2.

The data collected represents views from a cross-section of the public who took the time to review the information at the drop in event or they were sent by email. This data will be used to inform the application and is complimented by the discussions and advice from Council Officers.

## QUESTIONNAIRE RESULTS

- 4.3.

This section examines each question in turn and summarises the findings. Where relevant, general comments provided are referred to where they relate to the particular question. We have included data from all responses received.



- 4.4.

Of the 34 respondents approximately 82% said that the site should be developed for housing. 6% said they did not agree with the development of the site for housing. Most respondents therefore accepted that the principle of re-developing the site for housing was acceptable. This reflected the verbal feedback given by several people during the drop-in event.



## CONSULTATION RESULTS

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### **Question 2: What do you think about the proposed design of the houses and layout of the site?**

4.5. The responses to this question included:

*I am concerned about the parking. Although plans imply there is a lot, much of it is garages. Very few people use their garages for parking and most households will have two or more cars so realistically many cars will be parked on the road. This is already a dangerous area with the number of parked cars. The speed limit needs to be reduced to 20 and there needs to be restrictions to stop so many cars blocking roads.*

*I've no real objections to the proposed design of the houses and it's nice to see at least that you have included some chimneys which I feel is important in our village. Nor have I any real concerns regarding the layout of the site except the 2 detached and 2 semi properties which are over the top of the existing reservoir/mill pond as you have no apparent plans to re-site this ecological feature.*

*Good lay out in keeping with the local area*

*I'm concerned about parking mostly there is so little overflow parking in the locality.*

*Plans look nice providing they are built in accordance with the drawings which is not always the case. In terms of the layout I would like to see more detached housing as there is a real shortage in the village. Even the detached houses shown on the plans are joined by the garages and if I was buying a detached house I would want a true detached with access to the rear of the property without having to go through the property e.g. to get materials / machinery to the back of the house. Has this been considered?*

*Acceptable but a dozen bungalows would have increased the site acceptability and would have been welcomed by current residents of the village*

*I like it, but I think more smaller properties would be particularly saleable to young single professionals wishing to move back into the village (such as me).*

*35 dwellings is just right. Looks very good, but are you planning to use any stone for the properties? Hope that you will consider a few apartments/small cottages.*

*It will be an improvement and hopefully in keeping with the area; it's a small development on a brownfield site which I like too.*

*The proposed development seems okay. Difficult to be more definite without more detailed proposals.*

*My only concern is that there are no true retirement bungalows*

*\* A good mix of property size (2,3,4) beds \* Seems to have good ratio of parking/garging to houses*

*\*Pleased to see retention of trees and incorporation of S Brook \*Pleased recycling of/use of solid stone construction*

*May need more 2 bed dwellings and disabled living*

*Not bad*

*OK*

## CONSULTATION RESULTS

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*Very good, great improvement*

*There is a severe shortage of quality of 3/4 bed detached houses in Sabden. Recent previous developments have 'over - sufficed' affordable housing, already lots of cottages/terraced. Go for more detached/decent sized semi detached.*

*Demand from the village is for larger properties so would be good to ensure this is reflected (eg 3/4 bed)*

*Some good ideas, some worries. Really hoping the proposed re building of the Marbil Office remains 2 storey.*

*Excellent, a good quality build*

*Very good*

*Very good*

*Excellent, looking forward to the homes*

*I feel that the proposed design does not differ drastically from new housing previously built in the village. In my opinion the village needs more larger/exclusive family housing*

*Appears fine if house (s) size fits the site ie not too squished. Hopefully blend in as much as possible with village ie no red brick*

*Well thought out, should only add to the character of the village - the finish of the properties (I hope) should attract the right people*

*Layout & house design seems appropriate & use of local stonework is positive*

*Very good*

*Layout looks good but a mix including bungalows would be better*

*Ok*

*Appears to be appropriate to the site. Adequate parking for all the properties is essential as parking is a problem already in Sabden*

*Using original stone makes it fit in with most of the village*

*Unfortunately when I called into the 'drop in' between 5.30 and 6pm there was no one available to talk to me and I couldn't get near enough to the plans to properly look at your proposals. I wanted to ask about the type and size of properties proposed. How many 1,2,3,4 bed properties etc and are you catering for all household types in terms of type of houses? There are many older households in Sabden who find their terraced house becoming too much for them. Some one and/or two bedroomed bungalows would be very popular and daughter after. Are you going to provide any? Where have you gathered / got your housing need evidence for the proposed property suggestions? Are you proposing any affordable housing for households unable to purchase? If so how many and will these be delivered via a social housing provider or be discounted for sale?*

*I think the fact that you have included larger family homes in the site is fantastic and much needed across this village which is dominated by terraces and cottages.*

## CONSULTATION RESULTS

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### **Question 3: What do you think about the proposals to demolish the chimney and re-build its top section as public art at the entrance to the site; and the proposal to demolish and re-build the Marbil Office building?**

4.6. The responses to this question included:

*If that is the best you can do to save the chimney it is better than demolition.*

*Personally, half a chimney is worse than no chimney. By all means, place an architectural token at the entrance to the site but I would have preferred to see a much smaller design, just a few feet high maybe, with a tree or similar planted there or some sort of a plaque*

*A great idea*

*Office building seems plausible and will be on keeping with what is there currently. I'm afraid that I think the idea for the top of the chimney to be build as public 'art' seems too little too late, you'll need to come up with a better idea that that to placate local people.*

*I think something of the Victorian heritage of the mill should be retained. Moving and re-building of part of the chimney would be a fair compromise in my eyes and I think the re-building of the office building is important as it will preserve the industrial look of the site from the main road*

*Total rubbish - knock the chimney down and clear the site. Any rebuilding will require a cash input re maintenance and that will turn people away from the development*

*I like the sound of the proposal to re-build the top section of the chimney/Marbil Office building.*

*Regarding the chimney - this sounds an excellent idea. If the Marbil building needs rebuilding use that as apartments?*

*It would be nice to see the original chimney/office building being retained as it is part of Sabden's history. It would be a real shame if this went.*

*I'm okay with both proposals.*

*Approve*

*Get rid of it! Neither use nor ornament! There is already a complete mill building and chimney at end of Watt St. Keep that whole structure/protect it*

*OK*

*Something needed to be done, yes I am ok with that*

*OK*

*Yes, a good feature*

*Chimney - best idea. It was always futile to try and retain it. Typical unrealistic expectation by English Heritage. Marbil - not sure wouldn't terraced houses/cottages be more in keeping?*

*A shame for it to be lost*

*Waste of time and money - too little too late*

## CONSULTATION RESULTS

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*Not a problem*

*Good idea to demolish the chimney and rebuild just the top section*

*Rebuild the top section at the entrance. Sabden already has a factory chimney at the old Pendle Antiques Centre*

*Office building, yes. Chimney, no.*

*I think it is important to retain as much of the original features as is possible*

*No problem but better if it could be totally demolished*

*I would like to see the chimney retained at full height as it is a Sabden landmark. The office building is an eyesore & needs developing*

*Not a problem*

*Again retains some of the village history*

*Very good idea, the chimney should have been down years ago*

*No problem or objection to demolishing chimney. Rebuild of Marbil Offices sounds good.*

*Agree*

*Demolishing the chimney and re building with a plaque with a history of the site is an excellent idea*

*Good as a reminder of the history of the site*

*Seems a good proposal.*

*I approve of this - i imagine it would be difficult to sell a house with a large old chimney on the top which the owner would be required to maintain*

### **Question 4: What do you think about the proposed access arrangements and proposed levels of parking on site?**

4.7. The responses to this question included:

*See comment above - I am extremely concerned.*

*Probably acceptable for the planners but there will never be enough parking spaces when one includes visitors, etc.*

*Look suitable*

*There's already more needed than is provided on new builds. Currently some cars from houses already here use the site to park but these won't be considered in your plan as they don't make you any money.*

*Parking on watt street is already at a premium since the calico development was fully occupied. Anything that can be done to help with parking in this area will be positive*

*the more parking the better. Keep commercial parking away from the site (small vans only)*

## CONSULTATION RESULTS

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*Great*

*Sounds more than adequate.*

*I think the access should work well and parking will be much needed and am sure it will make it a good selling point too.*

*These seem more than adequate.*

*I haven't managed to check this fully but no immediate concerns*

*Pleased there are two access points. Proposed parking seems adequate. However, still concerned e increase in volume of traffic exiting Watt St on to Whalley Rd. This whole end of the village is a cul-de-sac feeding onto Watt St. Speeding/volume issues exist already.*

*Better with extra parking space and no garages, people don't use them*

*As long as people use it and not use the road for parking*

*OK*

*All good, well thought out*

*Sounds good*

*Good, though more opportunity for increased parking to avoid overspill on to already crowded roads - parking to big issue in village so don't want the project to add to the problem*

*I'm more concerned that current parking arrangement will not change. Whalley Road inhabitants use the old mill entrance as an over flow parkin, where will they go now?*

*Parking is a major issue in the village. More case on Watt St will cause a great deal of upset & parking rage*

*Very adequate*

*More than adequate*

*OK*

*Proposed level of parking is more closely matched to the needs of the development compared to previous newer developments*

*2 access points better than 1*

*No thoughts - presumably fit in with the planning guidelines. Bear in mind family houses produce more than 2 cars as children learn to drive*

*Fine - parking levels should be the minimum*

*Parking arrangements being over resourced is good for the village*

*No problems*

*Good*

*If it is as anticipated then very good*

## CONSULTATION RESULTS

*Providing that access of the site with particular attention to Watt St and Whalley Roads with present and future levels of traffic are taken into account*

*Acceptable*

*On road parking is a big problem in Sabden therefore providing sufficient parking for 2 vehicles at each property is a proposal that shouldn't be compromised. The garages should be large enough to ensure that households use them for storing vehicles rather than using them as a utility area and consequently parking their cars on the street.*

*It looks appropriate. However a small footbridge of sorts over the brook would be link the site better*

**Question 5: What aspects do you consider to be the most important of any development at this site? (please rank your answer by ticking a box 1 = least important: 5 = most important)**

4.8.

	1	2	3	4	5	TOTAL RESPONDENTS
Design and Layout of the Site	2.86% 1	0.00% 0	0.00% 0	28.57% 10	68.57% 24	35
Protecting & Enhancing Ecology	2.94% 1	0.00% 0	8.82% 3	20.59% 7	67.65% 23	34
Car and Pedestrian Access	0.00% 0	5.88% 2	5.88% 2	11.76% 4	79.41% 27	34
Parking (within & outside the site)	0.00% 0	0.00% 0	0.00% 0	11.76% 4	88.24% 30	34
Demolition of the Chimney	26.47% 9	5.88% 2	23.53% 8	8.82% 3	35.29% 12	34
Demolition and rebuilding the Marbil Office building	20.59% 7	5.88% 2	20.59% 7	8.82% 3	44.12% 15	34
Proposed Landscaping	3.03% 1	6.06% 2	12.12% 4	30.30% 10	48.48% 16	33
Flood Risk	2.94% 1	2.94% 1	17.65% 6	11.76% 4	64.71% 22	34

4.9.

The questions were designed to afford a weighting to each of the key issues. In most cases, respondents indicated that each of these issues were most important (scoring 5 or 4). That is, respondents expressed that each of these issues were very important in the consideration of proposals for this site.

4.10.

This question also included an opportunity for comments and the following comments were received:

## CONSULTATION RESULTS

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### **Question 6. General comments (please add any general comments, issues or queries here that you would like the design team to consider).**

4.11. This question included an opportunity for comments and the following comments were received:

*Whalley Road is already crowded and cars speed. Watt Street is very overcrowded. Your parking proposals will add to this chaos and make it a more dangerous areas for the many pedestrians in the village*

*Again, it is the removal of the reservoir with no obvious similar replacement available. I would strongly object to any planning application which did not include this. As you are aware, the original plans in 2011 included detailed alternative water habitats. As you have nothing in place, would building on this site be allowed anyway.*

*I was unable to attend the public consultation unfortunately and after looking at the schematic of the site I would like assurances that there will be a net environmental gain to the site/local area from the development. The schematic shows two areas (15, 19) that I would assume are proposed landscaped areas. Do you believe that landscaping in this area is enough to produce a gain from the loss of a pond and semi-natural habitat? I would recommend an approach that creates a landscaped area with at least one pond that ideally is accessible to the public (it should certainly be visible), ideally front and centre of the development. It would be lamentable not to include a pond that enables linkages to the brook and which benefits the local community. From looking at the plans (and not having visibility of your ground investigation or environmental information) I would assume shifting the south west corner of the development west would allow the north east and eastern end to open up and provide one large landscaped area with 1/2 ponds that are visible from two roads. It also provides a warmer entrance to new residents living at Victoria Fold. It also reduces the visual impact from residents on Pendle St W. My worry is that a) residents will not be content with the current proposals and b) you'll likely end up with at least one planning condition attached to the application because it hasn't been addressed earlier. Costing Skipton more time and money having to remedy it when it could have been done at this (design) stage. Good luck. The houses look amazing! Matt Rung. eriophorum@gmail.com*

*I would like to know what is planned for the mill pond - the villagers won't want to lose this and neither will the local wildlife. I have seen a fox, badgers and several deer within the site not to mention all the birds. I'd like to see some thought for them.*

*I would be interested to know what is happening with the old mill pond at the rear of the mill and if there is anything being done to replace this lost habitat. Also have the rubble trust been involved in the plans to re-naturalise the river once the mill comes down. They would be good to talk to as they do excellent work on all the local rivers and have just installed the fish pass on the weir where the brook enters the tunnel beneath the mill. Also would like to know if the properties will be freehold or leasehold.*

*Fight english heritage and move forward please*

*As already mentioned, I would be particularly keen to see smaller properties (flats or cottages) at a reasonable price. (Ribble Valley living at Pendle prices please!)*

## CONSULTATION RESULTS

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*Will the cottages be reasonably priced? My daughter is hoping to move into the village and although a professional woman, is usually out priced.*

*It would be great to see small properties suitable for 1/2 people at an affordable price - cant wait to come and view!!*

*The need for retirement bungalows. very much favour the choice of stone*

*Freehold please. Do not impose maintenance costs on purchasers (for landscaping etc)*

*Parking and traffic is the main issue as far as im concerned*

*It looks like proposed development will improve area*

*More houses will bring more people into Sabden which will help to maintain services. Fully supportive of proposals*

*I/we are potential buyers for a quality 3 bed detached house with a decent sized garden! Good luck with RVBC!*

*Although commitment to retain Whalley Road tree line it would be good to understand what level of commitment/assurance there can be to retain this? For example: the chimney was supposed to be retained but already partially removed. We can foresee tree removal once work commences. There is only one footpath on Whalley Road access to site, could an additional one be included - pedestrian access out of site could be hard.*

*Parking where possible needs to be kept on site, Watt St is the only free space left for residents of Whalley Road. Please retain the trees along Whalley Road. Provision on phone lines and internet access need reviewing*

*The buildings at the moment are an eyesore and new houses there instead would look so much better*

*Design should allow all above*

*A consideration to families requesting/wishing to own larger/detached properties*

*Car parking on Watt St, continuous white line or double yellow*

*I just wonder if Sabden needs this level of additional housing*

*Parking restrictions on Watt St need to be considered*

*Good luck*

*It would have been nice to see a few bungalows, although the proposed development looks good.*

*Flood risk is essential as it was flooded in the past*

*It will be nice to have an eyesore removed and a development of appropriate houses suitable for families should be an asset to the village*

*This has got to be better than what we have now*

*When do you propose to submit a planning application? More larger houses would be of benefit to us.*



## Conclusions and Applicants Response

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- 5.1. The nature of the issues raised through the consultation exercise can be categorised as issues relating to the principle of housing on the site; design and housing mix; heritage; access and impacts on the highway network and the levels of car parking; ecology and landscaping; and drainage and flooding issues. Each of these issues has been considered in the evolution of the planning application as follows.

### PRINCIPLE OF THE DEVELOPMENT

- 5.2. Most of the feedback from the consultation was that the local community wanted to see this site re-developed for new dwellings. On the whole feedback was very positive about the concept proposals, including the amount of new housing proposed.
- 5.3. The need for new housing within the RVBC administrative area has been acknowledged by the Council. The Planning Statement submitted with the application (Document S5a) sets out a detailed response to the issue of housing need and the sustainability merits of the application site.
- 5.4. In relation to the amount of housing proposed, the density has reduced significantly from the previous proposals for this site, and from the initial concept plans which showed 34 dwellings. The reduced unit numbers are in response to the evolution of the heritage, ecology and landscape strategy, the need to improve relationships with existing neighbouring properties, and in response to a better understanding of the site infrastructure constraints and the need to achieve an economically viable scheme. The Planning Statement sets out further detail and justification for the proposed unit numbers at the site.

### DESIGN AND HOUSING MIX ISSUES

- 5.5. The design issues raised by respondents was principally concerned about the proposed housing mix. Some people felt that the village needed more larger family homes; some held the opposing view that smaller units were needed; and several people commented about the need for bungalows and retirement accommodation.

## Conclusions and Applicants Response

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- 5.6. The design team has considered these issues in detail and made changes to the proposed plans in response to these concerns.
- 5.7. The Design and Access Statement (Document S4) together with the submitted masterplan plan for the scheme show in more detail how the proposed plans have been changed from the consultation plans to try and address residents' main concerns about the housing mix and design of the proposals.

### HERITAGE

- 5.8. The community were specifically asked to consider the importance of the heritage of the site and the proposal to demolish the former mill chimney and recreate a part of it as a design feature within the site. Residents were also asked about the proposal to demolish and re-build the former Marbil Office building.
- 5.9. Responses on this issue were mixed, with some considering that the loss of the former mill chimney was a negative. However, some people thought the proposal to re-create part of it was a positive and some placed no importance at all on the loss of the chimney as a feature. The feedback was therefore mixed although the greater sentiment was that the proposal was a suitable compromise to reflect the heritage of the site as part of a comprehensive re-development.

### ACCESS AND TRANSPORT ISSUES

- 5.10. One of the main concerns of residents related to the capacity of the local road network to accommodate the traffic that would be generated by the development, although residents were more specifically concerned about the proposed levels of parking and the potential to congest the local road network with on-street parking demand. Others were concerned that congestion would arise particularly at the proposed junctions near the development.
- 5.11. The Applicant team has consulted with the Council's highway department with regard to all transport related matters, including the suitability of creating the two access points. The access proposals have been undertaken in consultation with the Highway Department and concluded that the proposed access arrangements are suitable to serve the proposed development. Detailed plans showing the access arrangements and proposed parking levels have been included with

## Conclusions and Applicants Response

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the application submission. Proposals for off-site mitigation were also discussed with the highway department and include proposals for additional street lighting to Watt Street. .

### ECOLOGY AND LANDSCAPING

- 5.12. The comments from the community on this issue were more balanced and varied than in relation to other issues. Some commented that the landscaping proposals were good but others felt there was not enough. Several people were concerned that the impact on existing trees protected by Preservation Orders. One of the main issues raised related to the former mill pond, with people concerned about the proposal to re-develop it and the consequent impact on ecology.
- 5.13. The applicant team has undertaken detailed ecology survey work of the site, including multiple surveys for protected species. As this work has developed through the pre-application stage, the proposals have evolved and now include a strategy to mitigate the impact on the ecology of the site, and to enhance bio-diversity through several measures. This now includes a proposal, amongst other measures, to construct an ecology tower, the opening of the culvert, and bat/bird features integrated into dwelling design.
- 5.14. In response to the more detailed concerns of the residents, the design team has also attempted to improve the landscaping strategy through the site with the specialist input of a Landscape Architect. Details are set out in the Design and Access Statement (Document DS4) and the submitted Landscape Plans. These plans show how the landscape strategy has evolved to include a greater proportion of usable public open space and to enhance bio-diversity.
- 5.15. The ecology and landscape strategy has therefore evolved from the initial pre-application submission in response to issues raised by residents and Officers of RVBC.

### DRAINAGE AND FLOODING

- 5.16. Residents commented that the site has a risk of flooding caused by constrictions upstream.
- 5.17. Regarding flood risk and surface water drainage, the applicants have commissioned a report from specialist consulting engineers. This is

## Conclusions and Applicants Response

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included as Document S8. This document explains that there is a localised flood risk issue. It also sets out there is a clear technical solution to ensure that a surface water drainage scheme can be designed to ensure the existing situation is improved and that the proposed development will not result in an increased risk of surface water flooding.

- 5.18. The same report also explores the issue of the capacity of the local sewage network. This has been prepared in consultation with the relevant statutory undertaker who have confirmed that the local sewage works does have capacity to accept flows arising from the development. The report sets out the proposed connection points and required details to ensure that the sewage network can accommodate foul water from the proposed development.

### OTHER ISSUES

- 5.19. Residents were concerned about the adverse impact of construction. The Applicant has set out a scheme for the construction management of the site which includes details of construction traffic routing, hours of operation, and dealing with safety, dust and mud on the highway issues. This is included with the application submissions as Document S11.

### CONCLUSION

- 5.20. In conclusion, the consultation exercise with the public and with officers of the Council has resulted in changes to the plans which have been incorporated into the final submission.

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# APPENDICES

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## Appendix A – Pre-Application Letter From RVBC

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# Appendix A – Pre-Application Letter From RVBC

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# Appendix B - Pre-Application Letter No 2 From RVBC

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# Public Consultation

Family run developer Skipton Properties would like to ask local residents for their views regarding the re-development of:

## Victoria Mill, Sabden



The 'drop-in' event is open to all members of the public and is taking place at:

**St Mary's Church Hall, Whalley Road**

**Sabden, between 330pm and 730pm Tuesday**

**17<sup>th</sup> October 2017**

Family-run developer, Skipton Properties propose to re-develop the site for new high-quality housing. Initial ideas for the re-development will be on display and members of the team will be on hand to answer questions. The views of the local community are being sought to help shape the development of the plans before submission of a Planning Application to Ribbles Valley Borough Council.

If you would like to know more about Skipton Properties please visit their website at:

[www.skiptonproperties.com](http://www.skiptonproperties.com)

## APPENDIX D – EXHIBITION BOARDS





## Appendix E – Consultation Feedback Form



### Key Information

- Developed by family run developer Skipton Properties
- Demolition of all structures and clearance of site
- Removal of culvert and opening up of the Sabden Brook
- New houses fronting onto the opened-up Brook
- Re-building the top of the former Chimney as Public Art with heritage plaque at entrance to the site from Watt Street
- Re-building the 'Marbil' Office building on the same footprint and with identical design to the north elevation facing Whalley Road
- High quality architect designed family homes with gardens
- Proposed new cottages facing onto Watt Street
- Existing tree belt to the north along Whalley Road retained
- Parking provision - all plots will have a minimum of 200% parking with parking at a level of approximately 245% as an average across the development (86 spaces for 35 dwellings) (54 spaces and 32 garages).
- New areas of publicly accessible open space overlooking the opened-up Brook
- New landscaping and tree planting within the site
- Enhancement of ecological habitats through the opening-up of the Brook
- Ecological mitigation including new bat roosts

Return your completed questionnaire (overleaf) during the consultation event on the 17th October 2017; Or complete the online version of this questionnaire by the 6th November 2017 at: [www.surveymonkey.com/s/Sabden](http://www.surveymonkey.com/s/Sabden) or email your completed questionnaire to [enquiries@addisonplanning.com](mailto:enquiries@addisonplanning.com).

We look forward to hearing from you and thank you for your time.



## Appendix E – Consultation Feedback Form

1. Do you agree with the proposed re-development of this site for housing?

- ☐ No, I do not agree with the proposed housing development ☐
- ☐ Yes, I agree with the proposed housing development ☐
- ☐ I'm not sure/don't know ☐

2. What do you think about the proposed design of the houses and layout of the site?

3. What do you think about the proposals to demolish the chimney and re-build its top section as public art at the entrance to the site; and the proposal to demolish and re-build the Marbil Office building?

4. What do you think about the proposed access arrangements and proposed levels of parking on site?

5. What aspects do you consider to be the most important of any development at this site? (please rank your answer by ticking a box 1 = least important: 5 = most important)

	1	2	3	4	5	N/A
Design & layout of the site						
Protecting & Enhancing Ecology						
Car and Pedestrian Access						
Parking (within & outside the site)						
Demolition of the Chimney						
Demolition and rebuilding the Marbil Office building						
Proposed Landscaping						
Flood Risk						

6. General comments (please add any general comments, issues or queries here that you would like the design team to consider).

Would you like to be kept informed about the proposals by email? If so, please provide your email address:

Under the Data Protection Act 1998 we will ensure that the data you supply is processed with skill and care in accordance with the legislation and codes. Your details will not be passed to any third party. We take our responsibilities in respect of your Personal Data extremely seriously. We will not contact you for promotional purposes, and will only contact you specifically to provide information about the development proposals for the site if you agree.