

GLADMAN DEVELOPMENTS LTD

LAND OFF HENTHORN ROAD, CLITHEROE

RIBBLE VALLEY BOROUGH COUNCIL

STATEMENT OF COMMUNITY INVOLVEMENT

Please note that this Statement of Community Involvement (SCI) contains complete copies of all correspondence received during pre-application consultation. Some of the correspondence includes personal details such as names, addresses and email addresses and have been provided in an unaltered form to ensure full transparency. A fair Processing Notice was included on the consultation leaflets and website, which made clear to members of public providing this data that it would be forwarded to the LPA as part of an application. The Council will of course need to handle this information in line with its own data protection policies.



January 2019

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BACKGROUND

This is a resubmission of a previous application on this site (3/2018/0688) where Gladman Developments engaged in a comprehensive process of pre-application consultation with the local community and key stakeholders. Statutory and non-statutory consultees provided responses during the consideration of the previous application. Local residents submitted comments to the Council during the application process and further meetings were held with key stakeholders following the submission of the proposals.

As the scale of the proposal remains unchanged from the previous application, it has not been considered necessary to engage in further consultation prior to the submission of this application. Consultees, stakeholders and the local community will have the opportunity to provide the Council with comments on the scheme during the Council's consideration of this application.

SCOPE

The remainder of this Statement of Community Involvement sets out the consultation and community engagement which was undertaken prior to the previous application submission.

1 INTRODUCTION

1.1 Background

- 1.1.1 This Statement sets out the process of community engagement that has been undertaken by Gladman Developments Ltd, referred to herein as 'Gladman', to inform an outline planning application for residential development, open space and point of access at Henthorn Road, Clitheroe.

1.2 Policy Background

- 1.2.1 This Chapter will consider relevant National and Local guidance with regards to community consultation.
- 1.2.2 The Ribble Valley Statement of Community Involvement (adopted October 2013) is a statutory document which details how and when the Council will involve the community in the preparation of the planning policy documents that make up its Local Plan. It also provides information on the Council's approach to engaging the wider community in the process of determining planning applications, particularly those involving major development proposals. The aim is to strengthen community involvement in planning over time and to achieve a widespread level of support for the policies that will shape development and the future use of land in Ribble Valley. The consultation undertaken for this application has had regard to the guidance contained within this document.

The Localism Act (November 2011)

- 1.2.3 In November 2011, the Localism Act received Royal Assent. This is the Government's method of devolving greater powers to Councils and neighbourhoods in order to give local communities more control over planning decisions.
- 1.2.4 Of particular relevance is paragraph 122 of the Localism Act which introduced a new requirement for developers to bring the proposal to the attention of majority stakeholders and people living within the vicinity of the development. The Act further states that developers should "have regard to any responses to the consultation" received.
- 1.2.5 Specifically, Section 61W dictates the requirement to carry out pre-application consultation where 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.
- 1.2.6 Where section 61W applies, section 61X sets out there is a duty to take account of responses to consultation. Applicants should consider responses received before proposals are finalised and show how they have been taken into account when submitting the application.

- 1.2.7 At present there is no legislative requirement, notwithstanding this, Gladman maintains it is good practice to seek the views of the local community prior to the formal submission of the application.

National Planning Policy Framework

- 1.2.8 In July 2018, the Government published the National Planning Policy Framework 2 (NPPF2) which replaced the NPPF published in March 2012. The Government's aim with the NPPF and NPPF2 is to simplify the planning system in the UK.
- 1.2.9 As Greg Clark MP wrote in the Forward to the March 2012 NPPF:

“People have been put off from getting involved because planning policy itself has become so elaborate and forbidding – the preserve of specialists, rather than people in communities...This National Planning Policy Framework changes that...we are allowing people and communities back into planning”.

- 1.2.10 There is, therefore, a clear rationale from the Government to increase the amount of public consultation undertaken in the planning process.
- 1.2.11 The section on “pre-application engagement and frontloading” within the NPPF2 states how early engagement can “improve the efficiency and effectiveness of the planning application system for all parties” thus leading to “better coordination between public and private resources and improved outcomes for the community.”
- 1.2.12 Paragraph 40 further states that whilst a Local Planning Authority (LPA) “cannot require that a developer engages with them before submitting a planning application”, they should nevertheless “encourage take-up of any pre-application services they do offer”. Furthermore, and where deemed to be beneficial, the LPA should “encourage any applicants who are not already required to do so by law to engage with the local community before submitting their applications”. This is to ensure that any potential issues are resolved as early in the planning process as possible.

Ribble Valley Borough Council Statement of Community Involvement (SCI)

- 1.2.13 Ribble Valley Borough Council Statement of Community Involvement (SCI) was formally adopted in 2013 and sets out the Council's approach to stakeholder engagement for planning applications within the Borough.
- 1.2.14 The SCI provides information on the Council's approach to engaging the wider community in the process of determining planning applications, particularly those involving major development proposals.
- 1.2.15 The SCI encourages community engagement when determining major development proposals. Section 4.2 of the SCI states:

“Developers of major schemes are encouraged to do some or all of the following depending on the nature and scale of the proposed development:

- Make their detailed proposals available for public view at the site (e.g. drawings, photo montages and sketches mounted on the site boundary). 3-D representations should be included where possible.**
- Circulate a leaflet outlining their proposals to local residents.**
- Arrange a meeting with groups in the community (e.g. Parish council, residents associations, interested parties, neighbours), giving sufficient advance notice.**
- Keep a record of all consultation carried out, including correspondence, public notices, a record of persons attending exhibitions and meetings, etc.”**

1.3 Gladman’s Approach

- 1.3.1 Having considered Ribble Valley’s SCI, Gladman have completed a comprehensive programme of community engagement which is considered appropriate for the proposed development of this site and meets the terms of the SCI.
- 1.3.2 This report details the programme and the results of the consultation, meeting the requirement to submit such a document as part of a planning application.
- 1.3.3 As stipulated previously, Gladman have endeavoured to undertake and complete a full and comprehensive consultation exercise that complies fully with both National and Local policy guidance.

2 ENGAGEMENT WITH LOCAL COMMUNITY AND STAKEHOLDERS

2.1 Engagement with the Local Community

- 2.1.1 In order to seek to reach the widest number of residents and businesses in the area, Gladman undertook a twofold public engagement exercise. In the first instance, a press release, press advert and leaflet drop, and secondly, a dedicated website. Further details of each are provided below.

2.2 Engagement with Clitheroe Town Council

- 2.2.1 Gladman wrote to Clitheroe Town Council with details of the proposed development requesting a meeting on 29th June 2018.
- 2.2.2 Gladman received a response from the Town Council on the 6th July 2018 declining the offer to meet to discuss the proposals.
- 2.2.3 A copy of this letter and response is included at **Appendix A**.
- 2.2.4 A copy of the consultation leaflet was sent to the Town Council on the 10th July 2018 prior to them being distributed to the residents within Clitheroe.

2.3 Engagement with Ribble Valley Borough Council

- 2.3.1 Gladman requested pre-application advice from Ribble Valley Borough Council. A meeting was held on 2nd July 2018 with the Case Officer, a Planning Policy Officer and the Housing Officer to discuss our proposal. A copy of the written advice received following the meeting can be found at **Appendix B**.

2.4 Initial Consultation Leaflet

- 2.4.1 Leaflets outlining the development principles together with details of our dedicated website and how to make comments were distributed on 12th July 2018 to approximately 683 households & businesses within the proximity of the site. On the basis that on average 2.3 people live in a household (local average taken from ONS), the leaflet was distributed to over 1,571 people.
- 2.4.2 The leaflet was also displayed on the dedicated website. A copy of the leaflet is included at **Appendix C**.

2.5 Press Release and Press Advert

- 2.5.1 A press advert was published on the 19th July 2018 advertising the public consultation of the proposed development in the Clitheroe Advertiser and Times. A copy of the press advert is included in **Appendix D**.

2.6 Your-views Website

- 2.6.1 Gladman have a dedicated website for each of its projects containing details of the scheme, copies of the consultation boards, leaflet and other information about the scheme; it also allows visitors to the website to provide feedback via email or by post to Gladman.
- 2.6.2 The address for the Clitheroe website, which is updated on a regular basis, is <http://www.your-views.co.uk/Clitheroe> and was operational from 12th July 2018.
- 2.6.3 A series of Consultation / Information boards were displayed on the website providing background information of the scheme and identifying the factors which impacted on the draft proposals. Comment forms for members of the public were also available on the website. Copies of the boards displayed on the website are included at **Appendix E**.
- 2.6.4 At the time of writing the Statement of Community Involvement, 9 people have responded to the leaflet and website via email/comments form. Comments received were mixed with some level of support and constructive comments whilst other residents opposed the scheme. A summary of the comments made can be found in the next chapter.
- 2.6.5 All copies of consultation leaflet feedback received are included at **Appendix F**.

2.7 Engagement with other Stakeholders

- 2.7.1 Gladman have both directly and through consultants sought to proactively engage with other stakeholders during the pre-application stage including:
- Local Ward Councillors
 - Lead Local Flood Authority
 - Environment Agency
 - Lancashire County Council Highways
 - United Utilities

3 CONSULTATION REVIEW

3.1 Consultation Outcomes

- 3.1.1 Gladman is pleased that a number of people engaged with the consultation process for the proposed site and provided comments during the pre-application process.

3.2 Summary of Comments and Responses

- 3.2.1 Responses to matters which emerged from the various forms of community engagement are detailed in the table below, together with Gladman's response.

Issue: Highways	
Summary of Comments	Response
Traffic - Henthorn Road is busy enough without additional houses - Woone Lane and Whalley Road are blocked during peak hours - A new connection needs to be considered from these proposed developments - Build up of traffic at railway level crossing barriers on Thorn Street/ Eshton Terrace	<i>The Transport Assessment submitted with this application concludes through comprehensive junction analysis and modelling that the development will not have a detrimental impact on the highway network in Clitheroe.</i>
Road Safety People speeding along Henthorn road	

Issue: Facilities and Services	
Summary of Comments	Response
Local services Who is going to build more schools, doctors etc. for all the additional people	<i>Appropriate contributions will be made towards facilities to cater for the additional people from the development if it is deemed necessary.</i>
Play Areas The new development should not rely on play areas and recreational space from the Ribble Meadows development	

Other	Appropriate contributions will be made if it is deemed necessary.
Provision of new street furniture along Henthorn Road, dog waste bins and a Post Office mail box	

Issue: Housing and Affordable Housing	
Summary of Comments	Response
Affordable Housing	The proposed development will include 30% affordable housing, which is compliant with the policies within Ribble Valley's Core Strategy.
No need for affordable housing	

Issue: Design and Layout	
Summary of Comments	Response
Housing	The current layout of the site is indicative, and the final layout will be decided at the reserved matters stage.
Bungalows should be located to the north of the development as to not ruin the views from the adjacent development	

Issue: Environment and Ecology	
Summary of Comments	Response
Greenfield	The Ribble Valley Core Strategy focuses development in principal settlements, which Clitheroe is one of. There is not enough available brownfield land to accommodate Ribble Valley's housing need.
Build on brownfield sites in neighbouring towns	
Species	The Breeding Bird Survey Report submitted with this application states that nest boxes will be erected on retained trees and site boundaries providing opportunities for a range of birds including sparrows and blue tits.
Include specific nest box provision for sparrows, swifts, house martins & swallows	

Issue: Miscellaneous	
Summary of Comments	Response
Noise Pollution	The noise screening report considers various noise issues associated with the proposed development. A Construction Management Plan will be secured by condition and agreed with the
New development will lead to an increase in noise pollution	

	<i>Council to minimise noise during the temporary construction period.</i>
Council Tax	<i>The proposed development will not directly lead to an increase in Council Tax. The 110 dwellings proposed is estimated to contribute approximately £1.8million towards Council Tax over the 10 years.</i>
Additional homes will result in an increase in Council Tax.	

4 POTENTIAL FOR COMMUNITY BENEFITS

- 4.1.1 Throughout the consultation process, Gladman encouraged suggestions as to how the local community could benefit from the proposed development.
- 4.1.2 Significant community benefits will be provided, including affordable housing, landscaping, public footpath improvements and ecological enhancements.
- 4.1.3 Potential suggestions for community benefits must be tested against Government rules which limit what those seeking planning permission can offer (which exist to ensure development cannot 'buy' consents). However, the applicant will discuss the ideas put forward by residents and the Town Council throughout the planning process.
- 4.1.4 Implementation of the agreed community benefits will be guaranteed through their inclusion within a Section 106 Agreement / or a Unilateral Undertaking.

5 SUMMARY

- 5.1.1 Gladman have consulted the local community of Clitheroe prior to the application being submitted. It is considered that the scope of the community consultation has met with, and gone beyond, the recommendations of Local and National planning policies and legislation.
- 5.1.2 Gladman have taken true accountability of the views expressed by those who were consulted and has engaged with the local community in a variety of different ways to ensure that their opinions have been considered within the evolution of the scheme put forward within this application.
- 5.1.3 This SCI provides a response to the key matters that have been raised. Most of the comments made relate to traffic matters, the need for housing and the capacity of local services that have already been considered.

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Appendix A

Town Council Letter and Response

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Mr Bill Alker
Clitheroe Town Council
9 Church Street
Clitheroe
BB7 2DD

Gladman House, Alexandria Way
Congleton Business Park
Congleton, Cheshire
CW12 1LB

T: 01260 288800
F: 01260 288801

www.gladman.co.uk

29th June 2018

Without Prejudice

Proposed residential development at Land off Henthorn Road, Clitheroe

Dear Mr Alker,

I write to advise you that Gladman Developments are considering an outline planning application for up to 110 new homes at the above location.

We will shortly be undertaking consultation with nearby residents to the site by distributing a leaflet detailing our proposals. In advance of the consultation we will also provide you with a copy of the leaflet. The feedback we receive will help shape the proposals in our planning application.

We appreciate that the Town Council may have strong views about future development and there will be an opportunity to express these once the planning application is submitted. However, we recognise that development can affect communities in a number of different ways, and are very keen to understand and explore the needs there may be in the community you represent for social, recreation or other benefits that might reasonably be provided by our proposed development.

Our clear intention is that where community benefits are sought by the Town Council, if it is reasonable and viable, then we would be happy to assist in the delivery of such provision.

We will be meeting with Ribble Valley Borough Council to discuss the scheme and would also very much welcome your thoughts. Should representatives of the Town Council wish to meet in a closed forum to discuss the proposals and explore how the benefits of the development can be optimised for your community we would be willing to meet with you.

The offer to discuss this matter is made on a without prejudice basis with regards to representations the Town Council may wish to make in respect of any proposed planning application we submit.

We look forward to hearing from you in due course.

Yours Sincerely,



Jenny Brow
Graduate Planner
j.brow@gladman.co.uk
01260 285644
Enc. Location Plan

Appendix B

Pre-Application Written Advice

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RIBBLE VALLEY BOROUGH COUNCIL

please ask for: ROBERT MAJOR
direct line: 01200 414516
e-mail: robert.major@ribblevalley.goc.uk
my ref: RV/2018/ENQ/00044
your ref:
date: 18th July 2018

Council Offices
Church Walk
CLITHEROE
Lancashire BB7 2RA

Switchboard: 01200 425111
Fax: 01200 414487
www.ribblevalley.gov.uk

Dear Ms Brow,

OUTLINE APPLICATION FOR ERECTION OF 110 DWELLINGS AT LAND OFF HENTHORN ROAD, CLITHEROE

Pre-application planning advice is sought in respect of an outline planning permission for the erection of 110 dwellings on land to the north west of Henthorn Road in Clitheroe.

1. Principle of Development

Core Strategy Key Statement DS1 states that as a part of the overall apportionment of future housing development in the Borough, Clitheroe is regarded as a principal settlement. Both Key Statement DS1 and DMG2 of the Core Strategy, when taken together, permit development proposals in the principal settlements, including Clitheroe, which accord with the development strategy and consolidate, expand or round-off development so that it is closely related to the main built up area.

The application site is located directly to the south-west of a committed housing site which is now complete and just outside of, but adjoining, the settlement boundary of Clitheroe as outlined on the proposal map for the Borough, which will be taken to the Examination In Public (EIP) of the Housing and Economic Development Development Plan Document.

The housing requirement set out in Key Statement H1 of the Core Strategy indicates that land for residential development will be made available to deliver 5,600 dwellings, estimated at an average annual completion target of at least 280 dwellings per year over the plan period. The supporting text to Key Statement DS1 at paragraph 4.11 and Appendix 2 of the Core Strategy include tables which identify the number of houses required for each settlement by 2028 to meet the housing requirement.

The LPA are mindful that a significant number of housing developments have been permitted within or adjacent to the settlement of Clitheroe within the last few years which have all contributed to the housing supply within this locality. Policy DS1 of the Core Strategy stresses that *'in general the scale of planned housing growth will be managed to reflect existing population size, the availability of, or the opportunity to provide facilities to serve the development and the extent to which development can be accommodated within the local area'*.

The strategic harm is therefore measured against these factors. The resultant scale of growth generated from this level of development is considered to be modest overall, but does form part of the overall cumulative effect. Furthermore, the Core Strategy requirement is expressed as a minimum and not a target. Nevertheless, the LPA would like to make it clear that in confirming that the Core Strategy requirement is a minimum and not a target, this does not imply that unrestricted development will be approved within the Borough. Each proposed development has to be determined on a case by case basis.

Whilst it is accepted that this development will add to existing housing commitments and population growth within Clitheroe the site is deemed to be in a sustainable location in policy terms, being directly adjacent to the settlement boundary. As to whether an increase in housing numbers would have an impact upon existing services and facilities will be outlined within any consultee response from LCC Highways, UU etc... and it is these comments that will inform as to whether the development would result in any harm.

In summary, whilst located outside of the settlement boundary of Clitheroe, it is considered that the development accords with the aims of the Core Strategy by virtue of the site being directly adjacent one of the principal settlements which has good access to services and facilities, subject to consultation with all statutory bodies.

2. Affordable Housing and Mix

The pre-app as submitted proposes 110 dwellings, of which 30% would need to be affordable (33 units). In our recent meeting the Council's Housing Officer commented that the LPA would seek the following affordable housing mix: 50% shared-ownership and 50% rental accommodation. Council policies also require 15% of the units to be for over-55s through the provision of bungalows. Ideally half of the over 55s accommodation should be open market dwellings and the other half part of the affordable housing mix. Whilst the Housing Officer did suggest that there was potential for more than 50% of the over 55s accommodation to form part of the affordable housing mix, it is my view that the proposal should include some open market bungalows.

In addition to the above the LPA also requested that the applicant consider allocating part of the site for self-build dwellings, as this is a topical issue for Elected Members can could be viewed as a positive in the balanced determination of any proposal.

3. Contributions

As discussed at the meeting LCC will be seeking a financial contribution in respect of education for the proposed dwellings. LCC have confirmed that at the present time, and based on the assumption that all dwellings will be 4-bedroom, the estimation is that such an application would require a financial contribution totalling approximately £1,065,172, however this is subject to change depending on the eventual housing mix.

In addition to the above LCC Highways may also seek a financial contribution in relation to highway improvements, however LCC Highways have not commented on this pre-app enquiry (highway issues are discussed later in this report).

The LPA also seeks to ensure that all new residential developments provide acceptable levels of public open space within a development site, and that a financial contribution is secured for leisure facilities within the borough (due to the added demand from residents of the proposed development). As discussed in our meeting the LPA's starting point would be for this

development to include its own on site area of recreational open space, however should a justifiable case be put forward there is potential for a financial contribution to be made towards the improvement of existing nearby facilities.

In addition to on-site public open space the LPA would also seek a financial contribution with regard to leisure facilities within the borough and the increased demand these new dwellings would create. The contribution is calculated using the below formula and an example table is provided for you to calculate the required contribution – please be aware that the below table is an **estimate only**.

“Occupancy ratio x per person cost (£216.90) x number of units = contribution”

Units	Occupancy Ratios (people)	No. of dwelling	No. of people	Contribution (£)
1 bed	1.3	0	0	£0.00
2 bed	1.8	30	54	£11,712.60
3 bed	2.5	40	100	£21,690.00
4 bed	3.1	40	124	£26,895.60
5 bed+	3.5	0	0	£0.00
Total		110	278.0	£60,298.20
Total Estimated Cost per Person (£)		£216.90		

4. Visual impact, layout, impact upon, residential amenity and design

The submitted pre-app does not include any details in respect of a proposed layout or house design, however a very basic plan has been submitted showing the proposed development site with attenuation ponds at the front and a landscape buffer around the edge. When finalising the design/layout please consider that the LPA would expect a separation distance of 21m to be achieved between all principal elevations and 13m between principal and secondary elevations.

In terms of the landscape character of the wider area, whilst on the edge of the settlement the application site is still within the open countryside and being a greenfield site the visual impact of the development on the landscape must be carefully considered. The site would be adjoined by a residential development to the north east and on the opposite side of Henthorn Road the site has permission for residential development, and in the meeting it was confirmed that the proposal would seek to match the density of these neighbouring developments. As such the development of the proposed site could be considered to be a rounding off of the built form in this area.

In respect of the house design, it was mentioned at the meeting that the proposed dwellings would likely be similar in design, scale and appearance to the adjacent development sites which is considered to be acceptable.

5. Highways, Access and Parking

As detailed at the meeting LCC Highways no longer provide pre-application advice and if you require any information with regards to highways issues you should contact LCC direct to take advantage of their pre-application service. Nevertheless I am aware that for the most recent application for residential development to be accessed off Henthorn Road the Highway Officer

did comment that *“...any further development that will be served via Henthorn Road it is considered that capacity may be an issue”*. I therefore strongly advise that you contact and discuss this proposal with LCC Highways before submitting any application.

In respect of parking, the Council would require two car parking spaces per dwelling, and three car parking spaces for any dwellings with four or more bedrooms. I note that the indicative plan provided shows a footpath around the site with pedestrian links to the community parkland to the north and neighbouring development to the north west, and I am supportive of this footpath/connection to neighbouring sites.

6. Trees and Ecology

As mentioned above detailed plans have not been provided but the indicative plan appears to show the retention of all trees and hedging both within and on the edge of the site, as well as a landscape buffer around the site to ensure root protection areas are respected. Any formal application would need to be accompanied by a detailed Arboricultural Impact Assessment and the LPA would be keen for all existing trees/hedgerows to be retained.

The application is a greenfield site and to the north is the River Ribble which is designated as a Biological Heritage Site. The LPA would expect any application to be accompanied by an ecology/habitat survey, including details of measures that will be put in place to ensure contaminants and pollution from the site does not enter the nearby watercourse (BHS).

7. Other issues

As mentioned at our meeting there are existing powerlines/cables running through the site and you are advised to contact Electricity North West in relation to diverting these infrastructure assets.

8. Conclusion

For the reasons detailed above it is considered that the principle of the proposed residential development of this site accords with the aims of the Core Strategy by virtue of the site being directly adjacent one of the principal settlements which has good access to services and facilities, subject to any responses from statutory consultees in relation to infrastructure.

Please however be aware that the above observations have been provided on the basis on the level of information submitted and the comments contained within this response represent officer opinion only, at the time of writing, without prejudice to the final determination of any application received. As this is major development the application would fundamentally be determined by Members at Planning and Development Committee.

Should you decide to proceed with the submission of a formal outline application it is my opinion that the following information should accompany such an application:

- Existing Site Plan and Topographical Survey
- Proposed plans and access details
- Design and Access Statement
- Planning Statement
- Arboricultural Impact Assessment (including all hedgerows)
- Ecology Report
- Site-specific flood risk assessment

- Transport Assessment
- Drainage Strategy
- Crime Impact Assessment
- Contaminated Land Report
- Section 106 Agreement

Please note this aforementioned required information may not be exhaustive and is provided on the basis of the level of information submitted. Failure to provide required information may result in an application being made invalid or potentially refused on the basis of insufficient information.

Yours Sincerely

ROBERT MAJOR
PRINCIPAL PLANNING OFFICER

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Appendix C

Consultation Leaflet

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PROPOSED RESIDENTIAL
DEVELOPMENT ON LAND OFF
HENTHORN ROAD,
CLITHEROE

PUBLIC CONSULTATION

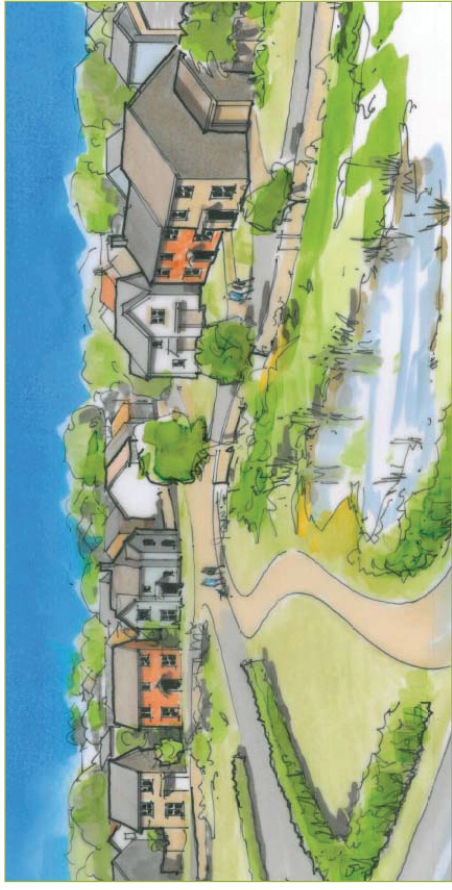
YOUR VIEW MATTERS TO US

Thank you for taking the time to read this information leaflet regarding a proposed residential development at Clitheroe. This consultation offers you the opportunity to let us know your views and thoughts as we continue to form our proposals. What you have to say means a great deal to us and can influence and shape the future of your community.

We appreciate that people who live within the immediate vicinity of our housing proposals may be concerned about matters such as increased levels of road traffic, loss of views and many other topics. In order to help address these concerns, we have put together a 'your questions answered' section within this leaflet and further information can be found on our dedicated website; the address can be found at the back of this leaflet.

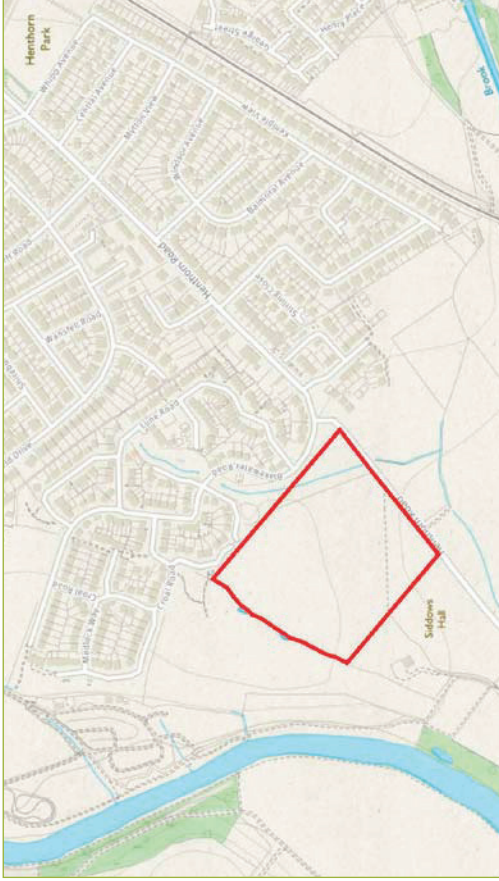
WHO ARE GLADMAN?

Gladman is a family-run business with over 30 years of experience within the land and development industry. We are the most successful land promoter in the UK, obtaining planning permission on over 90% of the sites we promote.



ILLUSTRATIVE PURPOSES ONLY

LOCATION PLAN



Contains Ordnance Survey data © Crown copyright and database right 2018

OUR APPROACH

Gladman recognises its responsibility to respect the character of the town and needs of the existing community, as well as providing housing for new and existing residents. We are also fully committed to delivering additional benefits to Clitheroe wherever possible.

Your comments and contributions will be received without prejudice to your rights to comment on the planning application. By having your say, you will have helped shape the development's design and, where appropriate, off-site improvements if planning permission is granted.

OUR DEVELOPMENT PROPOSAL

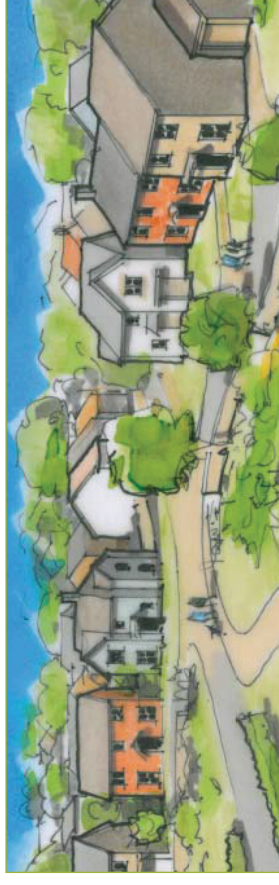
A residential development to include:

- Up to 110 new homes of varying sizes, types and tenures (including up to 30% affordable housing);
- New publicly accessible greenspace in the form of a wildflower meadow, play areas and informal recreational footpaths around the site;
- A single priority controlled junction off Henthorn Road, with pedestrian access;
- We will provide a sustainable drainage solution to manage surface water run off, such as attenuation basins or ponds.

AERIAL VIEW



Image © 2018 Getmapping plc © 2018 Google



HOW COULD CLITHEROE BENEFIT?

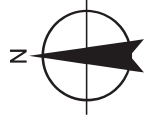
The proposed development has the potential to deliver the following benefits:

- A high quality landscape setting which will be of benefit to both existing and future residents of Clitheroe;
- New public open space and footpaths for residents to enjoy;
- Fully equipped play spaces to cater for a range of ages;
- 30% affordable housing (up to 33 units)
- New high quality housing;
- Potential contributions to existing public facilities within Clitheroe; and
- Increased customers and spending to support local businesses.

We believe that a development should provide an opportunity to improve the range and quality of services that are available in Clitheroe. We would be very interested to hear your views on any additional services or improvements that would be of value to your community.

PROPOSED DEVELOPMENT FRAMEWORK

The Framework Plan shows how the site could be brought forward and incorporates the constraints and opportunities identified through our initial assessments.



ILLUSTRATIVE PURPOSES ONLY

YOUR QUESTIONS ANSWERED...



Why Clitheroe?

The proposed site is a suitable and sustainable location for new development. We believe that new homes will enhance the town and support its existing services and facilities. You could use this consultation as a means to shape how the proposal will progress and influence the growth of Clitheroe.

Will our roads be able to cope?

There are sometimes concerns associated with an increase in traffic as a result of a proposed development. Our specialist highways consultants work with your local highways authority to ensure that the development can be accommodated, taking into account any proposed improvements.

Access to the site is proposed off Henthorn Road. This is considered the safest and most appropriate location to access the site and will be discussed with the local highways authority.



What kind of housing will be provided?



The proposed development will be a mix of sizes, catering for all members of the community. Alongside market housing, the development will also provide up to 30% affordable homes, which will allow those such as first time buyers greater scope to remain in the area. The range of affordable homes, as defined by government, is expected to be shared ownership, discounted open market and rented homes. The exact mix of house sizes and tenures will be agreed in negotiation with your local authority housing team.

YOUR QUESTIONS ANSWERED...



Will our local services be able to cope?

Local businesses such as shops, the Post Office and public houses are likely to benefit from the additional custom that the development will generate; therefore, boosting the local economy and ensuring the future viability of these services.

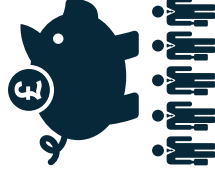
Will it increase the risk of flooding?

We conduct in-depth research into the risk of flooding and mitigate any risk that is identified. The site lies in Flood Zone 1 which is identified as being at low risk of flooding.

Our surface water strategy is to ensure that no more water runs off the site post development than currently is the case. This will be achieved through creating a basin on site to hold surface water run-off, before controlling the release of this water into the existing water network.



What would this mean for the local economy?



After some preliminary research, taking into account the increase in people working from home, the proposed development could lead to a significant boost in local spending and a potential reduction in commuter levels to surrounding employment areas. There is an indication that the gross spending power of the new residents could be in excess of £2.8 million each year, a proportion of which will be spent in the locality.

YOUR QUESTIONS ANSWERED...



Will our services be able to cope?

Often people are concerned that the proposed new development will put pressure on the local services. As a result, financial contributions will be made where there is a need to increase capacity in these services, such as the local schools and GP surgery.

The need for and quantum of such contributions will be ascertained as the proposals progress through the application process. For example, if it is deemed the school does not already have sufficient capacity and planning permission is granted, a contribution will be paid to the local education authority to ensure that sufficient school places are made available through the provision of new classrooms.

What impact will it have on our environment?

The site is currently agricultural land and is therefore home to very few species of plants or wildlife. It is accepted by wildlife experts that suburban gardens, balancing ponds and green spaces on new developments provide a home to a vastly greater range of wildlife and flora than any farmed field. Therefore the range of biodiversity will be greatly increased by our proposals.

A specialist ecology consultant has been appointed to survey the proposed site for protected species. To ensure that we have comprehensively evaluated the site for ecology and wildlife, additional surveys will take place prior to the determination of the planning application. Whilst the additional surveys may identify that there are protected species on-site, the development proposals will provide adequate mitigation, and wherever possible enhancement, to ensure these species are protected.

As part of our proposals we aim to increase the biodiversity through the introduction of green infrastructure. This will comprise of new publicly accessible greenspace, including an equipped play area, recreational paths, and the retention of trees and hedgerows.



WHAT HAPPENS NEXT?

We are in the early stages of preparing a planning application for Clitheroe and this consultation is part of that process. We will carefully consider your responses and use these to finalise our proposals.

A range of assessments and reports on matters such as ecology, heritage, flooding, highways and landscape will further help shape our proposals.

There will be a further opportunity for you to make formal representations to the Ribbles Valley Borough Council once an application has been submitted and before a decision on the proposal is made.

YOUR VIEWS ARE IMPORTANT TO US

You can keep up to date on our progress using our dedicated website which includes an online feedback form for making comments:

Submit your comments and find out more on our website:
www.your-views.co.uk/clitheroe

Alternatively, contact us by email: comments@your-views.co.uk (please use 'Clitheroe' as the subject line)

Or, write to us:

Your Views; Clitheroe
Gladman House,
Alexandria Way,
Congleton,
Cheshire,
CW12 1LB

Please note that all of the information we are providing to you in this document and on our website is in draft form and will be refined and updated as part of the entire consultation exercise. Not only will our proposals be shaped by your responses, we also cannot be as knowledgeable as local people who have lived and often grown up in Clitheroe, so if we have made errors or omissions in our work to date we will be grateful for help in correcting these.



www.your-views.co.uk/clitheroe

www.gladmanland.co.uk

01260 288800

Gladman consider all correspondence received and our response to the issues raised will be set out in a Statement of Community Involvement (SCI). As part of a planning application, Gladman submit to the Local Planning Authority a complete copy of all correspondence received (including any details such as your name, address and email where you have provided them). This ensures all your comments are available to the Council during the consideration of an application and shows who we have consulted. As the SCI forms part of the formal application documents, the Council may publish it online, subject to their own Data Protection policies. Should the application be the subject of an appeal, the same information will be forwarded to the Planning Inspectorate. If further consultation is carried out as part of the planning process, Gladman may use your details to make you aware of this and to ask for your views, but will not use this information for any other purpose.

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Appendix D

Press Advert

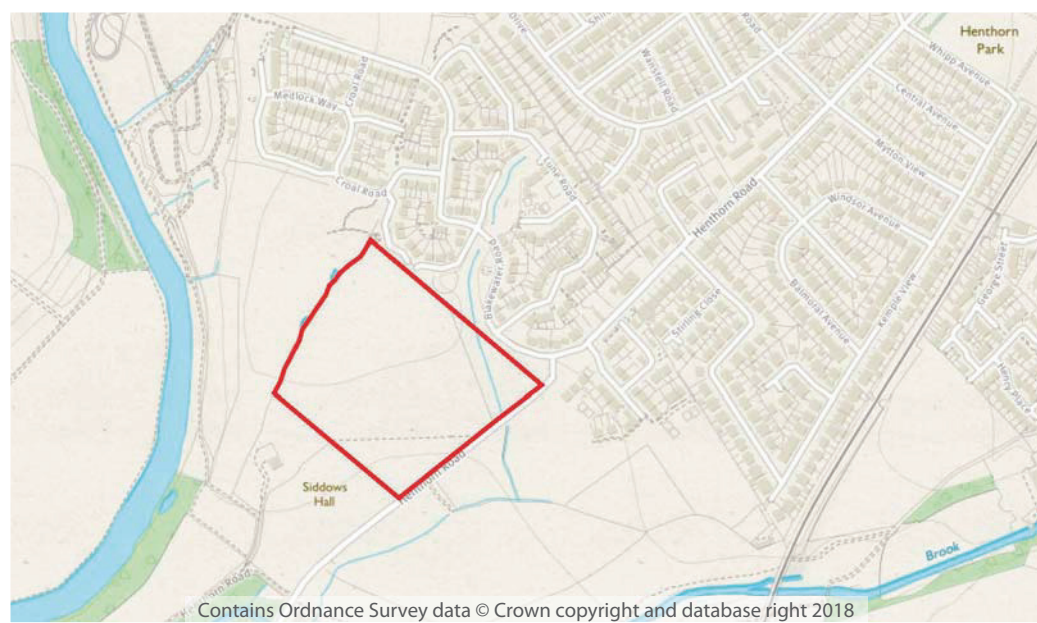
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PUBLIC CONSULTATION

LAND OFF HENTHORN ROAD, CLITHEROE

Gladman Developments is proposing a residential development of approximately 110 new homes plus public open space with recreational facilities.

This is an opportunity to have your say. Your views are important to us and will be considered as we progress our plans for the site.



For further details and our proposals visit our website or write to us
www.your-views.co.uk/clitheroe

Your Views Clitheroe | Gladman House,
Alexandria Way | Congleton | Cheshire | CW12 1LB

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Appendix E

Consultation Boards

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Introduction

Gladman Developments Ltd has successfully invested in communities throughout the UK for over 30 years, developing high quality and sustainable residential, commercial and industrial schemes. A process of public consultation is being undertaken by Gladman Developments Ltd in order to present the emerging development proposal for the land north of Henthorn Road, Clitheroe to the local community. We are proposing a new residential development of up to 110 homes.

The purpose of this consultation process is to outline the details of the draft scheme and seek comments from the local community which will be considered before the outline planning application is lodged with Ribble Valley Borough Council.

Site Description

The site is located on the southern edge of Clitheroe, adjacent to Henthorn Road which defines the site's south-eastern boundary. It is 4.99 hectares in size and comprises a single grassed field crossed in the eastern corner by a small watercourse. The site currently has no public access and is bound by hedgerows with occasional trees.

Housing Need

Every Council is required by the Government to boost significantly the supply of housing and to make planning decisions in the light of a presumption in favour of sustainable development. Ribble Valley Borough Council is required to provide enough housing land to meet its full future housing needs. Approval of this development will help towards meeting the housing need within the local authority area.

Why is the site suitable for development?

The site is situated adjacent to the Clitheroe settlement edge. Clitheroe is the main administrative centre and a principal settlement within the Borough. The Council's development strategy is to concentrate the majority of new housing development within the principal settlements. Clitheroe supports a range of services and facilities, with a vibrant town centre. The site is well located with good access to existing community facilities and the local public transport network. The proposal will provide new homes which will contribute towards maintaining the vitality and viability of the local community and the town centre.

The Application

Gladman Developments Ltd intends to submit an outline planning application to Ribble Valley Borough Council in summer 2018. This would establish the principle of development. Subsequent 'Reserved Matters' applications would seek approval for matters including landscaping, scale and detailed appearance of the dwellings.



Development Proposals

- 110 new homes with a provision of 30% affordable housing;
- New access point off Henthorn Road;
- Provision of new concessionary footpath routes through and from the site into the wider footpath network;
- Retain and enhance the ecology and existing landscape features of the site; the hedgerows, associated trees, the watercourse and its adjacent grassland (to be managed as a wildflower meadow), through new planting and management; and
- Equipped play area for use by new and existing residents.

HISTORIC CONTEXT

Historic Maps

The historic maps show the proposed site in the context of the growth of Clitheroe over the last 170 years. In 1847 Clitheroe was a small settlement with terraced workers houses located along the main roads close to Clitheroe train station. The site was surrounded by fields with the rail line present to the east. Siddow Hall to the south of the site didn't exist at this point, but had been built by 1910. By 1930 new housing estate development had begun to extend out from the core of the settlement, which primarily comprised workers terraces until this time. The 1950s mapping shows continued expansion of residential housing estates and by 1971 the estates had extended almost as far as the site. Expansion continues in the 21st century and the 2014 mapping shows the settlement edge adjoining the site boundary.



1847-1848



1950-1955



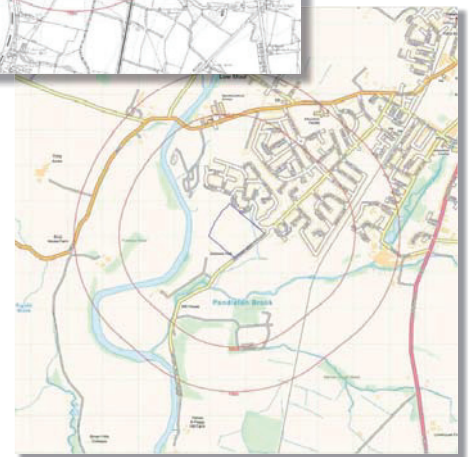
1910-1911



1971-1973



1930-1932

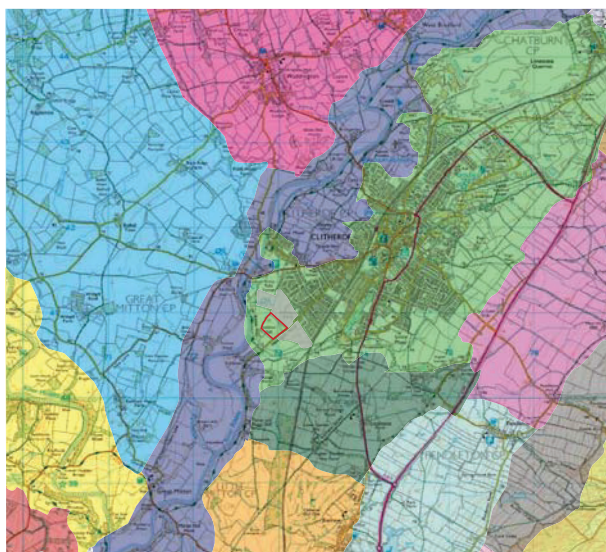


2014

LANDSCAPE AND SETTLEMENT CHARACTER

Landscape Character

The site comprises a single grassed field crossed in the eastern corner by a small watercourse. It adjoins the existing settlement edge of Clitheroe. The site itself is not subject to any landscape designations. It is bordered by a roadside hedgerow to the south-east, the settlement edge to the north-east, recent woodland planting within the new Community Park to the north-west, and a hedgerow and trees to the south-west, beyond which lies Siddows Hall and farmland. The Ribble Valley Way passes through the farmland to the south and continues west of the site, through the valley bottom, following the wooded course of the River Ribble. Two landscape character assessments of relevance to the site were published by Lancashire County Council in 2000 and 2009. In the first; 'A Landscape Strategy for Lancashire', the site lies within the landscape character area Undulating Lowland Farmland: 5e Lower Ribblesdale (Clitheroe to Gisburn). Within the second; Forest of Bowland AONB Landscape Character Assessment, the site is within Undulating Lowland Farmland with Settlement & Industry: H1 Clitheroe and Chatburn.



Landscape Character Area boundaries, as defined by the Forest of Bowland Area of Outstanding Natural Beauty (AONB) Landscape Character Assessment

The landscape character of the site and its wider context is described in 'A Landscape Strategy for Lancashire' as follows:

"This area forms the southern valley side of the Ribble, between Copster Green and Gisburn, on the lowland fringes of Pendle Hill. It is a particularly well settled area and provides a corridor for communication routes along the Ribble Valley. The A59(T) runs the length of the area, linking the settlements of Copster Green, Whalley, Clitheroe, Chatburn and Gisburn. The railway links the valley to Blackburn and Yorkshire. This communication structure has encouraged built development and industry; the large cement works at Clitheroe is a prominent visual landmark for miles around. This character area is underlain by limestone and has some good examples of limestone reef knolls, particularly around Clitheroe; Clitheroe Castle is located on top of one of these knolls".

'The Forest of Bowland AONB Landscape Character Assessment' recommends the following relevant 'Guidelines for Managing Landscape Change':

- Conserve and enhance hedges and hedgerow trees.
- Ensure that any potential new urban development includes a robust planting of native tree and shrub planting at the edges;
- Encourage the use of local building materials, in particular gritstone and limestone;
- Ensure new development does not extend onto prominent hillsides;
- Maintain consistency of building materials, details and design;
- Conserve the pattern and distinctive settings to settlements;
- Conserve open views towards the surrounding higher Moorland Plateaux and Unenclosed and Enclosed Moorland Hills Landscape Character Types; and
- Conserve open and framed views across and into the corridor of the River Ribble;

Natural England has also published landscape character guidance. The site is located within Natural England's National Character Area (NCA) 33 'Bowland Fringe and Pendle Hill'. Natural England makes a number of recommendations relating to development in NCA33. Essentially these relate to the enhancement and maintenance of the existing character of the area. Recommendations relating to residential development for NCA33 include; *"Managing development (especially around the fringes of the NCA), in order to maintain the rural character of the landscape, tranquillity and sense of remoteness. Protecting the area from development on ridgelines and hilltops, to maintain the predominantly open character of the landscape.."* Under the heading 'Landscape Opportunities' recommendations also include; *"Control built development to maintain vernacular styles and materials and the character of the build environment locally"*.

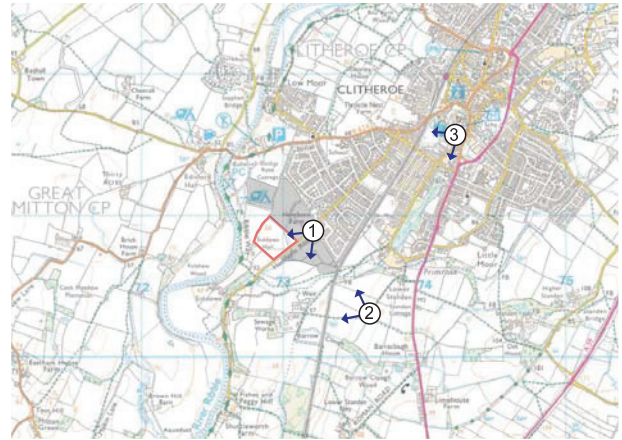
Settlement Character

The town centre streets around Clitheroe Castle are organic in form, enclosed by relatively regimented streets of terraces dating from the industrial period. Expansion of Clitheroe in the 20th and 21st centuries primarily comprises housing estates that vary in form. Recent development adjacent to the site, off Henthorn Road comprises an organic arrangement of streets and houses reflective of local built character, within a green setting, including a new Community Park which provides recreational links to the River Ribble.



VISUAL ANALYSIS

The site is visually well contained adjacent to the settlement edge by its' surrounding field boundary hedgerows and trees which limit wider views of the site from the west, south and east. Filtered and partial views have been identified from the adjacent settlement edge, the Community Park (prior to the maturing of recent woodland planting) and nearby public rights of way. Within the wider area there are heavily filtered glimpse views from public rights of way to the north and north west, from Edisford Bridge and Edisford Road. In longer views from Clitheroe Castle to the north-east the site is just discernible beyond the settlement in the foreground.



In long distance views from Pendle Hill, within the Forest of Bowland AONB, to the east the settlement of Clitheroe is distantly visible, the site is just discernible adjacent to the settlement edge. From Longridge Fell, also within the AONB, to south-west, Clitheroe is again visible, however the site is not discernible due to the trees and woodland around it.

Site beyond the hedgerow



1 VP1: View towards the site from the junction of Henthorn Road and Ludlow Road at the south-western settlement edge.

Longridge Fell

Clitheroe Settlement Edge

Glimpse of the Site



2 VP2: View towards the site from public footpath 3-32-FP4 to the south-east.

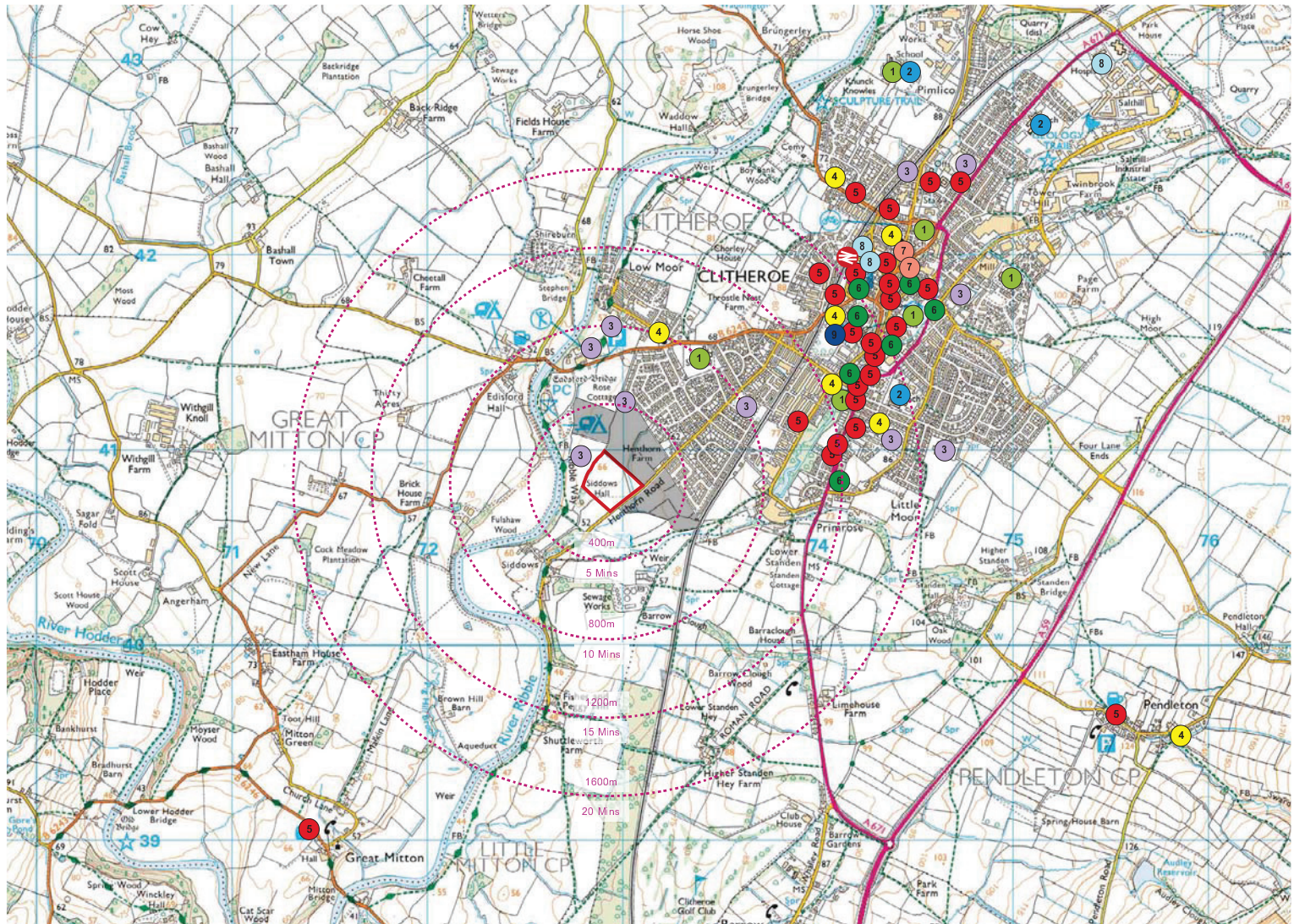
Aproximate Site Direction



3 VP3: View towards the site - from Clitheroe Castle.

What are the local facilities?

The site is sustainably located with easy access to Clitheroe Town centre, existing services and amenities and the public transport network. The plan and key below show the range of facilities located within 1,600m of the proposed development site, some of which include: schools, healthcare, places of worship, supermarket and sports facilities.



Site Boundary	Leisure/Sport/Recreation/ Public Open Space	Shop/Cafe	Museum / Castle
Primary School	Place of Worship	Bank	Distance Radii
Secondary School	Public House & Restaurant	Health Centre /Pharmacy	Railway Station

CONSTRAINTS & OPPORTUNITIES

The assessment of the site and its surroundings has identified a number of features which should be protected, retained and enhanced wherever possible as part of the development proposals for the site, as well as opportunities offered by the site and its context. These considerations provide the constraints and opportunities for development and have been used to inform the preparation of the Framework Plan.



	Site Boundary		Existing play area		Existing recently planted woodland		Potential site drainage features
	Existing Ribble Way Long Distance Path		Existing contours (1m intervals)		Bus stop		Potential Footpath Links
	Existing footpaths		Existing watercourse		Views from local area		Potential vehicular access
	Existing trees and hedgerows		Existing power lines		Potential landscape buffer to peripheral hedgerows and trees		

THE FRAMEWORK

Design Principles: The Framework Plan below addresses the identified constraints and opportunities. Areas of green infrastructure wrap around the proposed development area and provide informal recreational footpaths, wildflower meadow, tree planting, new grassland and an attenuation basin (SuDS). The proposals will ensure a soft green edge is provided to the development and settlement and the layout of streets and open space will be designed to allow long distance views, including to Pendle Hill, which forms the backdrop to the settlement. It is proposed that the development will be designed to use a selection of locally characteristic building materials and be of a layout and density range that reflects the character of the adjacent settlement edge.



Have your say

This is your opportunity to tell us what is important to you and what you would wish to see as part of this development should it be built. Things we would like to hear about include;

- Are you or anyone you know, in need of affordable housing in Clitheroe?
- Is there a need for housing or first time buyers and/or housing for young professionals in Clitheroe?
- Are there any particular house types that Clitheroe is currently lacking?
- Are there any community facilities that you would like to see improved or developed as part of this scheme?

Thank you for taking time to view this information.

Comments can be sent via the website, email or posted to the address below. You can keep up to date on progress using our dedicated website which provides further information:

www.your-views.co.uk/Clitheroe

How do I comment?

You can respond by email:
comments@your-views.co.uk
(using "Clitheroe" on the subject line)

or by post:

Your Views Clitheroe
Gladman Developments Ltd.
Gladman House
Alexandria Way
Congleton
CW12 1LB



Appendix F

Consultation Responses