

Statement of Community Involvement

Reserved Matters Application for Residential Development

Land at Pendle Road, Clitheroe

October 2019

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Prepared By: JS & JB

Status: Final

Draft Date: October 2019

For and on behalf of GVA Grimley Limited

1. Introduction

1.1 This Statement of Community Involvement ("SCI") has been prepared by Avison Young in support of a reserved matters planning application made by Taylor Wimpey Manchester ("the applicant"). The application relates to the development of Phases 2, 3 & 4 at Higher Standen Farm, Clitheroe.

1.2 The description of development as presented on the application form is:

"Phases 2, 3 and 4 Reserved Matters application (access, layout, scale, external appearance and landscaping) for the erection of 426 dwellings pursuant to outline consent 3/2015/0895".

1.3 Further details of the site and proposed development are set out in full in the accompanying Supporting Planning Statement (SPS) and within the Design and Access Statement. The purpose of this SCI is to provide an overview of the pre-application consultation that has been undertaken with the local community and other key stakeholders. The SCI should be read in conjunction with all other supporting documentation submitted with the application as detailed in **Appendix I** of this statement.

2. Relevant Planning Policy Guidance

2.1 This Chapter provides an overview of national and local planning policy, which promotes community involvement. In particular the following current policy documents are considered relevant:

- National Planning Policy Framework (February 2019); and
- Ribble Valley Borough Council Statement of Community Involvement (October 2013).

National Planning Policy Framework (NPPF)

2.2 The newly updated NPPF was published February 2019. This document is a revision of the previously published 2018 NPPF and sets out the government's planning policies for England and how these are expected to be applied.

2.3 Chapter 4 of the NPPF outlines the importance of the pre-application stage. Paragraph 40 of the NPPF states that applicants are not required by law to engage with the local community, but local planning authorities should encourage pre-application consultation with statutory and non-statutory consultees, including the local community.

Ribble Valley Borough Council Statement of Community Involvement

2.4 Ribble Valley Borough Council adopted their SCI in October 2013. Chapter 4 sets out the guidelines for pre-application community consultation to be undertaken by applicants.

2.5 The SCI states that the Council strongly encourages applicants to undertake pre-application discussions prior to the submission of planning applications. For significant or major applications, the council encourages developers to carry out pre-application consultation with interested local parties and community bodies.

2.6 The following section in this SCI sets out details of the consultation approach that has been taken by the applicant in order to reap the above benefits of community consultation and meet the requirements of national and local planning policy guidance.

Summary

2.7 In advance of the submission of this planning application, the Applicant has completed a full and comprehensive consultation programme that complies fully with both national and local policy guidance described above.

3. Consultation Approach and Responses

- 3.1 The Applicants' approach to community and stakeholder involvement aims to fully accord with the policy guidance described within the previous Chapter.
- 3.2 In order to provide local residents and business with information regarding Taylor Wimpey's proposals it was decided that informative leaflets would be produced and delivered to all nearby residents and business owners. One leaflet was sent round to 370 homes and businesses in the area which set out the applicant's intentions to progress with Phase 2 of the outline consent. As a result of the client opting to progress an application for Phases 3 and 4 of the outline consent, an updated leaflet outlining these changes were sent out to 410 homes and businesses. Copies of the leaflets delivered can be found at **Appendix II** and **Appendix III**.
- 3.3 Since the distribution of both leaflets a total of four registrations of interests have been received. No further comments have been received.
- 3.4 In addition to the information provided on the leaflets distributed, Taylor Wimpey have continually updated their consultation page on "Higher Standen Park – Phases two, three and four" on their website and monitored for any comments received. A screenshot of the webpage can be found at **Appendix IV**. No comments have been received via their website.

Summary

- 3.5 In summary, a comprehensive programme of consultation has been undertaken in respect of the application proposals in line with national and local policy guidance as summarised in the previous chapter. The consultation approach can therefore be considered to accord with policy and best practice guidance.

4. Summary and Conclusions

- 4.1 The Applicant has engaged with the local community in a variety of different ways to ensure that their opinions have been considered within the design evolution of the scheme. This SCI provides an overview of the consultation that has been carried out.

Appendix I

Schedule of Submission Documents

Submission Schedule

Description of Development:	Reserved Matters application – Phases 2, 3 and 4
Address:	Land at Pendle Road, Clitheroe
Application Reference:	PP-08196456

Submission Schedule		
Document	Reference/Date	Author
Covering Letter	08 October 2019	Avison Young
Application Fee	£74,471	Taylor Wimpey Manchester
Application Forms, Certificates & Notices	08 October 2019	Avison Young
Plans and Drawings		
Location Plan	TW/HSF/LP/01 Rev B	Baldwin Design
CAD Site Layout Sheet 1	TW/HSF/CSL/01 Rev L	Baldwin Design
CAD Site Layout Sheet 2	TW/HSF/CSL/02 Rev L	Baldwin Design
CAD Site Layout	TW/HSF/CSL/03 Rev L	Baldwin Design
Storey Heights Plan Sheet 1	TW/HSF/SHP/01 Rev C	Baldwin Design
Storey Heights Plan Sheet 2	TW/HSF/SHP/02 Rev C	Baldwin Design
Proposed Materials Layout Sheet 1	TW/HSF/ML/01 Rev D	Baldwin Design
Proposed Materials Layout Sheet 2	TW/HSF/ML/02 Rev D	Baldwin Design
Surface Materials Layout	TW/HSF/SML/01 Rev A	Baldwin Design
Waste Management Plan Sheet 1	TW/HSF/WMP/01 Rev C	Baldwin Design
Waste Management Plan Sheet 2	TW/HSF/WMP/02 Rev C	Baldwin Design
Nett Areas Plan	TW/HSF/NAP/01 Rev C	Baldwin Design
Adopted Highways Plan	TW/HSF/AHP/01 Rev C	Baldwin Design

Proposed Boundary Treatment Details	TW/HSF/BTD/01 Rev B	Baldwin Design
Boundary Treatment Plan Sheet 1	TW/HSF/BTP/01 Rev C	Baldwin Design
Boundary Treatment Plan Sheet 2	TW/HSF/BTP/02 Rev C	Baldwin Design
Build Route Plan	TW/HSF/BRP/01 Rev C	Baldwin Design
Colour CAD Site Layout	TW/HSF/CL/01 Rev L	Baldwin Design
Proposed 1 Bed Apartment Block Elevations	TW/HSF/HT/60 Rev A	Baldwin Design
Proposed 1 Bed Apartment Block Plans	TW/HSF/HT/61 Rev A	Baldwin Design
Proposed 2 Bed Apartment Block Elevations A-C	TW/HSF/HT/62 Rev A	Baldwin Design
Proposed 2 Bed Apartment Block Elevations D-F	TW/HSF/HT/63 Rev A	Baldwin Design
Proposed 2 Bed Apartment Block Plans	TW/HSF/HT/64 Rev A	Baldwin Design
Proposed Bin & Cycle Store	TW/HSF/HT/65 Rev -	Baldwin Design
Proposed House Type BUN 3 Plans & Elevations Development Edge Character Area	TW/HSF/HT/01 Rev D	Baldwin Design
Proposed House Type PA34 Plans & Elevations Development Edge Character Area	TW/HSF/HT/02 Rev C	Baldwin Design
Proposed House Type PT36 Plans & Elevations Development Edge Area	TW/HSF/HT/03 Rev D	Baldwin Design
Proposed House Type PD30 Plans & Elevations Development Edge Area	TW/HSF/HT/04 Rev C	Baldwin Design
Proposed House Type PA42 Plans & Elevations Development Edge Area	TW/HSF/HT/ Rev D	Baldwin Design
Proposed House Type NB31 V1 Plans & Elevations Development Edge Area	TW/HSF/HT/06 Rev D	Baldwin Design
Proposed House Type NT41 V1 Plans & Elevations Development Edge Area	TW/HSF/HT/07 Rev C	Baldwin Design
Proposed House Type ND40 Elevations Development Edge Character Area	TW/HSF/HT/08 Rev C	Baldwin Design
Proposed House Type ND40 Plans Development Edge Character Area	TW/HSF/HT/09 Rev A	Baldwin Design
Proposed House Type NT42 Elevations Development Edge Character Area	TW/HSF/HT/10 Rev E	Baldwin Design
Proposed House Type NT42 Plans Development Edge Character Area	TW/HSF/HT/11 Rev -	Baldwin Design

Proposed House Type PD51 V1 Elevations Development Edge Character Area	TW/HSF/HT/12 Rev C	Baldwin Design
Proposed House Type PD51 V2 Elevations Development Edge Character Area	TW/HSF/HT/16 Rev C	Baldwin Design
Proposed House Type PD51 Plans Development Edge Character Area	TW/HSF/HT/13 Rev -	Baldwin Design
Proposed House Type NB31 V2 Plans & Elevations Development Edge Character Area	TW/HSF/HT/14 Rev C	Baldwin Design
Proposed House Type NT41 V2 Plans & Elevations Development Edge Character Area	TW/HSF/HT/15 Rev C	Baldwin Design
Proposed Single Garage – Plans & Elevations	TW/HSF/HT/70 Rev -	Baldwin Design
Proposed House Type BUN 3 Plans & Elevations The Lanes Character Area	TW/HSF/HT/21 Rev C	Baldwin Design
Proposed House Type PA24 Plans & Elevations The Lanes Character Area	TW/HSF/HT/22 Rev C	Baldwin Design
Proposed House Type PA34 Plans & Elevations The Lanes Character Area	TW/HSF/HT/23 Rev C	Baldwin Design
Proposed House Type PT36 Plans & Elevations The Lanes Character Area	TW/HSF/HT/24 Rev D	Baldwin Design
Proposed House Type PD30 Plans & Elevations The Lanes Character Area	TW/HSF/HT/25 Rev C	Baldwin Design
Proposed House Type PA42 Plans & Elevations The Lanes Character Area	TW/HSF/HT/26 Rev C	Baldwin Design
Proposed House Type NB31 Plans & Elevations The Lanes Character Area	TW/HSF/HT/27 Rev D	Baldwin Design
Proposed House Type NT41 Plans & Elevations The Lanes Character Area	TW/HSF/HT/28 Rev D	Baldwin Design
Proposed House Type ND40 Elevations The Lanes Character Area	TW/HSF/HT/29 Rev C	Baldwin Design
Proposed House Type ND40 Plans The Lanes Character Area	TW/HSF/HT/30 Rev A	Baldwin Design
Proposed House Type PA34 Plans & Elevations Village Street Character Area	TW/HSF/HT/40 Rev C	Baldwin Design
Proposed House Type PT36 Plans & Elevations Village Street Character Area	TW/HSF/HT/41 Rev C	Baldwin Design

Proposed House Type PD30 Plans & Elevations Village Street Character Area	TW/HSF/HT/42 Rev C	Baldwin Design
Proposed House Type PA42 Plans & Elevations Village Street Character Area	TW/HSF/HT/43 Rev D	Baldwin Design
Proposed House Type NB31 V1 Plans & Elevations Village Street Character Area	TW/HSF/HT/44 Rev C	Baldwin Design
Proposed House Type NT41 V1 Plans & Elevations Village Street Character Area	TW/HSF/HT/45 Rev A	Baldwin Design
Proposed House Type ND40 Elevations Village Street Character Area	TW/HSF/HT/46 Rev C	Baldwin Design
Proposed House Type ND40 Plans Village Street Character Area	TW/HSF/HT/47 Rev A	Baldwin Design
Proposed House Type NT42 Elevations Village Street Character Area	TW/HSF/HT/48 Rev C	Baldwin Design
Proposed House Type NT42 Plans Village Street Character Area	TW/HSF/HT/49 Rev -	Baldwin Design
Proposed House Type NT41 V2 Plans & Elevations Village Street Character Area	TW/HSF/HT/50 Rev C	Baldwin Design
Proposed House Type NB31 V2 Plans & Elevations Village Street Character Area	TW/HSF/HT/51 Rev A	Baldwin Design
Site Sections 1, 2 & 3	TW/HSF/SSE/01 Rev B	Baldwin Design
Site Sections 4, 5 & 6	TW/HSF/SSE/02 Rev A	Baldwin Design
Proposed Street Scenes A-A, B-B & C-C	TW/HSF/STS/01 Rev G	Baldwin Design
Proposed Street Scenes D-D, E-E & F-F	TW/HSF/STS/02 Rev C	Baldwin Design
The Development Edge Characteristics 1		Baldwin Design
The Development Edge Characteristics 2		Baldwin Design
The Lanes Characteristics 1		Baldwin Design
The Lanes Characteristics 2		Baldwin Design
The Lanes Characteristics 3		Baldwin Design
The Village Street Characteristics		Baldwin Design
Engineering Layout Sheet 1 of 6	6263/P2 SK01-1 Rev A	Coopers
Engineering Layout Sheet 2 of 6	6263/P2 SK01-2 Rev A	Coopers

Engineering Layout Sheet 3 of 6	6263/P2 SK01-3 Rev A	Coopers
Engineering Layout Sheet 4 of 6	6263/P2 SK01-4 Rev A	Coopers
Engineering Layout Sheet 5 of 6	6263/P2 SK01-5 Rev A	Coopers
Engineering Layout Sheet 6 of 6	6263/P2 SK01-6 Rev A	Coopers
Landscaping Plans		
Landscape Proposals Sheet 1 of 5	16078 01 Rev F	Covey Design
Landscape Proposals Sheet 2 of 5	16078 02 Rev F	Covey Design
Landscape Proposals Sheet 3 of 5	16078 03 Rev F	Covey Design
Landscape Proposals Sheet 4 of 5	16078 04 Rev F	Covey Design
Landscape Proposals Sheet 5 of 5	16078 05 Rev F	Covey Design
Landscape Proposals POS Sheet 1 of 6	16078 Rev F	Covey Design
Landscape Proposals POS Sheet 2 of 6	16078 Rev F	Covey Design
Landscape Proposals POS Sheet 3 of 6	16078 Rev F	Covey Design
Landscape Proposals POS Sheet 4 of 6	16078 Rev F	Covey Design
Landscape Proposals POS Sheet 5 of 6	16078 Rev F	Covey Design
Landscape Proposals POS Sheet 6 of 6	16078 Rev F	Covey Design
Landscape Proposals Sheet 1 of 5	16925 Rev C	Covey Design
Landscape Proposals Sheet 2 of 5	16925 Rev C	Covey Design
Landscape Proposals Sheet 3 of 5	16925 Rev C	Covey Design
Landscape Proposals Sheet 4 of 5	16925 Rev C	Covey Design
Landscape Proposals Sheet 5 of 5	16925 Rev C	Covey Design
Documents / Technical Plans		
Design and Access Statement	September 2019	Baldwin Design
Residential Design Code, Phase 2, 3 & 4	September 2019	Baldwin Design
Public Open Space and Landscape Statement	July 2019	TCL
Supporting Planning Statement	September 2019	Avison Young
Statement of Community Involvement	September 2019	Avison Young
Transport Statement	September 2019	Croft
Arboricultural Impact Assessment	June 2019	Urban Green

Ecological Assessment	July 2019	Urban Green
Energy Assessment	September 2019	Award Energy

October 2019

Appendix II

Community Engagement Leaflet

January 2019

Taylor
Wimpey

HIGHER STANDEN PARK

COMMUNITY UPDATE LEAFLET – JANUARY 2019



It's taking shape

Taylor Wimpey are pleased to provide an update on our development at Higher Standen Park and to introduce you to our proposals for phase two.

Ribble Valley Borough Council granted outline planning permission for 1040 homes in 2014 and we have already started building out the first phase of the development. Higher Standen Farm is Ribble Valley Borough Council's main strategic housing site and the delivery of all phases of the scheme is therefore integral to ensuring the Council deliver the new homes that are needed in the area.

Taylor Wimpey are providing the funding for Lancashire County Council to construct a new roundabout off the A59. This is currently under construction by Lancashire County Council and is due to be completed in Spring 2019.

Phase one, which is called Half Penny Meadows, has proved to be extremely popular and we now have over thirty homes occupied on the development. There are 228 homes in total to be delivered on phase one and so we still have a couple of years build left before we complete the first phase and all homes are sold and occupied.

If you are interested in purchasing a new home on phase one, please contact our sales information centre on the details below, or call into our sales information centre and view our show homes.

Taylor Wimpey
Half Penny Meadows
Pendle Road
Clitheroe
BB7 1LN

Telephone: 01254 956779
Email: HalfPenny.Meadows@taylorwimpey.com
Website: www.taylorwimpey.co.uk/find-your-home

We are now proposing to submit a reserved matters planning application for 166 homes on phase two, further details are provided on the following page. A 'reserved matters' application seeks approval from Ribble Valley Borough Council for details such as the siting and elevations of dwellings and landscape proposals.

At the same time we will also be submitting an application to gain consent to the route of the spine road that runs through the centre of the site, linking phase one to Littlemoor Lane. The spine road will not provide vehicle access from Phase One to Littlemoor Lane, as there will be a bus gate on the spine road that only permits bus access.

The early delivery of the spine road will also enable potential opportunity to deliver some of the none residential uses on the scheme early, such as the school, retirement housing and commercial uses.



Indicative masterplan

HIGHER STANDEN PARK WHOLE SITE MASTERPLAN

Planning for phase two

Phase two will provide 166 new homes. We will soon be submitting a reserved matters planning application to Ribble Valley Borough Council seeking consent to the details of the appearance and siting of the proposed housing as well as the associated landscaping details.

We are proposing that phase two will provide a combination of mews, bungalows, semi-detached and detached style homes ranging in size between two and five bedrooms. In line with Council policy we are proposing that 30% of the dwellings will be 'affordable housing' as defined by the government as 'social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market'. Eligibility is determined with regards to local incomes and local house prices.

The new homes will be of a similar design and style to those already built on phase one of the development and will be set within an attractively landscaped area, with publicly accessible open green spaces.

As part of our proposals for phase two we will also be constructing a footpath link from Shays Drive and footpath links through the landscaped area to the south of phase two linking out onto Worston Old Road to the east. We will be including some timber trim trail play equipment along the footpath as well as benches and landscaping. There will therefore be public open space provided for the enjoyment of new and existing residents.

It is our intention to gain reserved matters planning approval to phase two and the spine road through the scheme in Summer 2019. We will then commence construction of the spine road in late 2019 followed by commencement of construction of the houses on phase two in Summer 2020.

Should you wish to contact us for more information or to provide comments on our proposals for phase two then please contact us on the below details;

Higher Standen Park Phase Two
Taylor Wimpey Manchester
1 Lumsdale Road
Stretford
Manchester
M32 0UT

Phone: 0161 864 8961

Email: twmconsultation@taylorwimpey.com

Please also view our website for further information and to keep updated with our progress with phase two.

Website: www.taylorwimpey.co.uk/standenphasetwo



PHASE TWO DETAILED LAYOUT

What have Taylor Wimpey been doing in your area?

Taylor Wimpey prides itself for being a successful developer that does more than just build homes. As a considerate, responsible developer, we have an ongoing commitment to working in partnership with local communities. We want to make a positive contribution to the wider communities in which we build.

Taylor Wimpey Supports New Family Hub in Ribble Valley

Taylor Wimpey is delighted to be supporting an innovative new project to support children, young people and their families in the Ribble Valley. The Foundation for Ribble Valley Families, which will offer social and emotional support for families in the area. Fiona Maudsley, co-founder and development officer of the new family hub, comments “We are so excited to be piloting this project. We hope that it will give a massive boost for families, many of whom currently must travel to larger towns to access this type of support. All help is gratefully received as we aim to provide a fully-functioning hub offering all sorts of therapy to promote mental health and wellbeing.”



Working with the community at Ribblesdale Cricket and Bowling Club

The club is located just ten minutes from Taylor Wimpey’s Half Penny Meadows development and we recently donated for the purchase of new balls and bats for its junior cricket teams. Mark Graham, chairman of the club, comments: “It’s wonderful to see a company like Taylor Wimpey getting involved in the community and it really does make a difference to see them giving something back. The teams are excited to get practising with the new equipment and would like to say a big thank you to Taylor Wimpey for the donation.”



Working with Clitheroe Wolves

Local football team Clitheroe Wolves has a brand new kit thanks to a donation from Taylor Wimpey. Gary Dixon, coach of the Under 7s team, comments: “This is a great boost and will make a huge difference to the team both on and off the pitch. Our main aim is to teach the importance of teamwork and sportsmanship – and a quality kit is a great way to physically demonstrate that they are part of a team.”





Taylor Wimpey

We hope that you are as excited about our proposals for phase two as we are and we hope that the information provided in this leaflet has provided a useful update.

Should you wish to contact us for more information or to provide comments on our proposals for phase two then please contact us on the below details:

Taylor Wimpey Manchester
1 Lumsdale Road
Stretford
Manchester
M32 0UT

Phone: 0161 864 8961

Email: twmconsultation@taylorwimpey.com

Appendix III

Community Engagement Leaflet July 2019

Higher Standen Park

Since our community update leaflet that was sent in January 2019, Taylor Wimpey would like to update you on our development at Higher Standen Farm.

In January we were proposing to submit a reserved matters planning application for 196 new homes incorporating phase two and three of the scheme. We are now planning to submit a planning application for 424 new homes by also including phase four within the planning application as well as phase two and three.

We have committed to including phase four within this planning application as a result of the continued strong sales performance on phase one. By securing phase four as part of this planning application we are also able to commit the resources to construct the spine road which links phase one with Littlemoor Road. This is an integral part of the wider development and opens the opportunity to bring forward the other uses at the centre of the scheme such as the proposed retail store and proposed new school.

We attach the updated layout that now incorporates phase four for your information, along with the masterplan for the wider site so that you can understand the context of our latest proposals.

If you have any comments regarding our proposed layout, please contact:

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

E: TWMConsultation@taylorwimpey.com

Community Information Line: 0161 864 8961

If you are interested in purchasing a new home, please visit our website
www.taylorwimpey.co.uk

Appendix IV

Taylor Wimpey Consultation Webpage

https://www.taylorwimpey.co.uk/proposed-deveHigher Standen Park - Phas...

Taylor Wimpey

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Buying with us

In your area

Customer service

Get in touch

HomeIn your areaHigher Standen Park - Phases two, three and four

Higher Standen Park - Phases two, three and four

Pendle Road - Clitheroe - Lancashire - BB7 1LN

Taylor Wimpey are preparing to submit a reserved matters planning application for 424 new homes on phase two, three and four at Higher Standen Park.

Keep up to date

Register your interest in a new home

Email us

Home

In your area

Higher Standen Park - Phases two, three and four

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OverviewAbout the siteWhat's proposedCommunity benefitsNews and updates

Welcome

Taylor Wimpey are pleased to provide an update on our development at Higher Standen Park and to introduce you to our proposals for phase two, three and four.

Ribble Valley Borough Council granted outline planning permission for 1040 homes in 2014 and we have already started building out the first phase of the development. Higher Standen Farm is Ribble Valley Borough Council's main strategic housing site and the delivery of all phases of the scheme is therefore integral to ensuring the Council deliver the new homes that are needed in the area.

In our community update leaflet that was sent in January 2019, we were proposing to submit a reserved matters planning application for 196 new homes incorporating phase two and three. We are now planning to submit a planning application for 424 new homes by also including phase four within the planning application.

By securing phase four as part of this planning application, we are also able to commit the resources to construct the spine road which links phase one with Littlemoor Road. This is an integral part of the wider development and opens the opportunity to bring forward the other uses at the centre of the scheme such as the proposed retail store and proposed new school.

Please click to see a copy of our updated [leaflet](#) along with the [proposed layout](#) and revised [masterplan](#).

Taylor Wimpey provided funding for Lancashire County Council to construct a new roundabout off the A59 which has now been completed.

Phase one, which is called Half Penny Meadows, has proved to be extremely popular and we now have over 80 homes occupied on the development. There are 228 homes in total to be delivered on phase one and so we still have a couple of years build left before we complete the first phase and all homes are sold and occupied.

If you are interested in purchasing a new home on phase one, please contact our sales information centre on the details below, or call into our sales information centre and view our show homes.

Taylor Wimpey
Half Penny Meadows
Pendle Road
Clitheroe
BB7 1LN

Telephone: 01254 956779

Email: HalfPenny.Meadows@taylorwimpey.com

Website: www.taylorwimpey.co.uk/find-your-home

Contact Details

Enquiries

James Berggren

0161 956 4058

James.berggren@avisonyoung.com

Visit us online

Avisonyoung.co.uk

Avison Young

Norfolk House, 7 Norfolk Street, Manchester M2 1DW

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