

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.



OCTOBER 2019

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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 and open space at land off 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 Ribble Valley Borough Council's 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 February 2019, the Government published a revised 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 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's 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 Borough Council’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 LPA Council

- 2.2.1 Gladman requested pre-application advice from Ribble Valley Borough Council on the 4th October 2019. Gladman have received a response stating that there will be 21 day period before a meeting

can be arranged. Gladman will seek to engage with Ribble Valley Borough Council actively during the determination period for the application.

2.3 Engagement with Clitheroe Town Council

- 2.3.1 Gladman wrote to Clitheroe Town Council with details of the proposed consultation, including a copy of the consultation leaflet on 18th October 2019.
- 2.3.2 Gladman are yet to receive a response from Clitheroe Town Council
- 2.3.3 A copy of this letter is included at **Appendix A**.

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 21st October 2019 to approximately 685 households & businesses within the proximity of the site.
- 2.4.2 The leaflet was also displayed on the dedicated website. A copy of the leaflet is included at **Appendix D**.

2.5 Press Advert

- 2.5.1 A press advert was published on the 24th October 2019 advertising the public consultation of the proposed development in the Clitheroe Advertiser and Times. A copy of the press advert is included in **Appendix E**.

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 website, which is updated on a regular basis, is <http://www.your-views.co.uk/henthornroad> and was operational from the 19st October 2019.
- 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 F**.
- 2.6.4 At present, 7 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 G**.

2.7 Engagement with other Stakeholders

2.7.1 Gladman have both directly and through consultants have sought to proactively engage with other stakeholders during the pre-application stage including:

- Local Ward Councillors
- Lancaster County Council Education Authority
- East Lancashire Clinical Commissioning Group
- Local Member of Parliament

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	<i>The application is supported by a Transport Assessment (TA) which includes consideration of the impact on the local highway network</i> <i>The TA demonstrates that the proposed development could be accommodated without adversely affecting the local highway network.</i>
"Henthorn Road is a bottleneck for traffic as it is a dead end so due to this proposal there will be increased congestion" "Henthorn Road has been called the longest cul-de-sac in Lancashire"	

Issue: Facilities and Services	
Summary of Comments	Response
Local services	<i>The capacity of local schools and GP surgery will be investigated and where appropriate, contributions to mitigate the impact of the proposal will be provided as part of a S106 agreement.</i>
"Schools and doctors are already bursting at the seams"	
Employment	<i>The site is considered to be in a sustainable location and Clitheroe has a number of services and facilities which are within easy walking and cycling distance of the site.</i>
"There aren't the jobs to support all these people so everyone will have to commute"	

Issue: Design and Layout	
Summary of Comments	Response
Type of Development Proposed	The additional residents will boost the spending power of the local community which will benefit local businesses.
"You have not provided any small units for shops and businesses"	
Environmental Impact	The site is considered to be in a sustainable location, within walking and cycling distance from services and close to existing bus stops where the Clitheroe Town Circular bus service runs approximately every half hour.
"Everyone will have to use their cars to reach services and schools"	

Issue: Environment and Ecology	
Summary of Comments	Response
Greenfield	- The Government requires every Council to boost significantly the supply of housing. Additional deliverable sites are required in order to maintain a five-year supply as required by national policy. - The site is in a sustainable location, adjacent to the existing settlement edge.
"I have reservations about building on green fields"	
Flooding	The proposed development is located in Flood Zone 1 and is therefore at the lowest risk of flooding. The attenuation basin provided at the site is to ensure any runoff following a heavy rainfall event will not cause flooding elsewhere. Further information is provided in the submitted Flood Risk Assessment.
"There is a risk of flooding on these fields - I have walked my dogs in these field and they have never been completely dry even in the summer months."	

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, an 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.

Appendix A

Town Council Letter

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SENT BY EMAIL ONLY

Mr Stewart Fletcher
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

18th October 2019

Without Prejudice

Proposed residential development at Land off Henthorn Road, Clitheroe

Dear Mr Fletcher,

I write to advise you that Gladman Developments are preparing an outline planning application, for new homes at the above location in Clitheroe.

We recognise that new developments can affect communities in multiple different ways and therefore, we are very keen to understand and explore the needs in the community that the Town Council represents, in relation to social, recreational or other services that may be provided or improved within reason, by our proposed development.

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

We would very much welcome your thoughts and wish to meet with representatives of the Town Council in a closed forum to discuss the proposals and explore how the benefits of the development can be optimised for your community. The offer to discuss this matter is made on a without prejudice basis and will not affect the representations the Town Council may wish to make in respect of any proposed planning application we submit.

Finally, it is our intention to undertake consultation with the residents located near the site in the coming weeks. This will be carried out through the distribution of a leaflet which clearly explains our

development proposals in detail. In advance of the consultation with residents, I have attached a copy of the leaflet to inform you. The feedback we receive from this consultation process, will also help to shape the proposals put forward in our planning application.

We look forward to hearing from you in due course.

Yours Sincerely,

Joel Patton

Assistant Planner

01260 285487

Enc. Location Plan + Consultation Leaflet

Appendix B

Letters to Ward Councillors

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

T: 01260 288800

F: 01260 288801

www.gladman.co.uk

18 October 2019

Sent via email to cllr.robinson@ribblevalley.gov.uk

Dear Councillor Robinson,

Re: Development Proposals, Henthorn Road, Clitheroe, Lancashire

I write to advise you that Gladman Developments are preparing an outline planning application, for up to 160 new homes at the above location in Clitheroe.

We recognise that new developments can affect communities in a number of different ways and therefore, we are very keen to understand and explore the needs in the community that you represent, in relation to social, recreational or other services that may be provided or improved within reason, by our proposed development.

Our clear intention is that where community benefits are sought by the residents of your ward, if it is viable and reasonable, we would be happy to consider the delivery of such provision.

We would very much welcome your thoughts on the proposals to discover how the benefits of the development can be optimised for your community. Any response you provide would be made on a without prejudice basis and will not affect the representations you may wish to make in respect of any proposed planning application we submit.

Finally, it is our intention to undertake consultation with the residents living near the site in the coming days. This will be carried out through the distribution of a leaflet which clearly explains our development proposals in detail. I have attached a copy of this leaflet which invites comments which will also help to shape the proposals put forward in our planning application.

We trust that this information is of assistance. Should you wish to discuss any aspect of the above, please do not hesitate to get in touch with me at: j.patton@gladman.co.uk or on: 01260 285487.

Yours sincerely,

Joel Patton

Assistant Planner

On behalf of Gladman Developments Ltd

Enc. Location Plan & Consultation Leaflet

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

T: 01260 288800

F: 01260 288801

www.gladman.co.uk

18 October 2019

Sent via email to cllr.knox@ribblevalley.gov.uk

Dear Councillor Knox,

Re: Development Proposals, Henthorn Road, Clitheroe, Lancashire

I write to advise you that Gladman Developments are preparing an outline planning application, for up to 160 new homes at the above location in Clitheroe.

We recognise that new developments can affect communities in a number of different ways and therefore, we are very keen to understand and explore the needs in the community that you represent, in relation to social, recreational or other services that may be provided or improved within reason, by our proposed development.

Our clear intention is that where community benefits are sought by the residents of your ward, if it is viable and reasonable, we would be happy to consider the delivery of such provision.

We would very much welcome your thoughts on the proposals to discover how the benefits of the development can be optimised for your community. Any response you provide would be made on a without prejudice basis and will not affect the representations you may wish to make in respect of any proposed planning application we submit.

Finally, it is our intention to undertake consultation with the residents living near the site in the coming days. This will be carried out through the distribution of a leaflet which clearly explains our development proposals in detail. I have attached a copy of this leaflet which invites comments which will also help to shape the proposals put forward in our planning application.

We trust that this information is of assistance. Should you wish to discuss any aspect of the above, please do not hesitate to get in touch with me at: j.patton@gladman.co.uk or on: 01260 285487.

Yours sincerely,

Joel Patton

Assistant Planner

On behalf of Gladman Developments Ltd

Enc. Location Plan & Consultation Leaflet

Appendix C

Letter to MP

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

T: 01260 288800

F: 01260 288801

www.gladman.co.uk

18 October 2019

Sent via email to evansn@parliament.uk

Dear Mr Evans,

Re: Development Proposals, Henthorn Road, Clitheroe, Lancashire

I write in relation to our exciting development proposals for land off Henthorn Road, Clitheroe, Lancashire within your constituency.

Over the past few months Gladman Developments Ltd have been undertaking pre-application discussions with various stakeholders to prepare and inform a draft illustrative masterplan.

Established on the baseline environmental constraints which have been assessed, the development proposal currently includes land for residential development of up to 160 new homes, a play facility and open space.

This information has guided the draft illustrative masterplan which will continue to evolve in response to further research and consultation responses.

We are about to commence public consultation on our proposals within the coming weeks. I have attached a consultation leaflet with further information which has been prepared to outline the draft development proposals. This will be sent to the residents living in close proximity to the proposed development and invites comments and suggestions from members of the local community.

We trust that this information is of assistance. Should you wish to discuss any aspect of the above, please do not hesitate to get in touch with me at: j.patton@gladman.co.uk or on: 01260 285487.

Yours sincerely,

Joel Patton

Assistant Planner

On behalf of Gladman Developments Ltd

Enc. Location Plan & Consultation Leaflet

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Appendix D

Consultation Leaflets

The background of the entire page is a photograph of a modern residential development. It shows two-story houses with light-colored facades and dark roofs. In the foreground, a man and a young boy are playing soccer on a lush green lawn. A soccer ball is visible on the grass. The sky is blue with scattered white clouds.

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 2019

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 160 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 © 2019 Getmapping plc © 2019 Google



ILLUSTRATIVE PURPOSES ONLY

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, footpaths and cycle links for residents to enjoy;
- Fully equipped play spaces to cater for a range of ages;
- 30% affordable housing, a proportion of which will be for people over 55 years of age
- New high quality housing.
- Potential contributions to existing public facilities within Clitheroe; and
- Increased customers and spending to support local businesses.

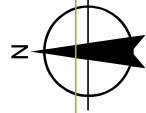
We believe that a development should provide an opportunity to improve the range and quality of services that are available in Clitheroe. We would be very interested to hear your views on any additional services or improvements that would be of value to your community.

PROPOSED DEVELOPMENT FRAMEWORK

The indicative Development Framework Plan below shows how the site could be developed 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...



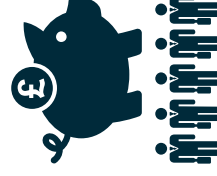
Will our local services be able to cope?

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 basins 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 £5 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?

We aim to enhance the environment as part of our proposal. Green infrastructure, comprising of new publicly accessible greenspace, equipped play area and recreational paths are proposed.



The land we are proposing to build homes upon is currently farmed and is therefore home to very few species of plants or animals. 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.

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/henthornroad

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

Or, write to us:

Your Views; Henthorn Road
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/henthornroad

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 E

Press Advert



PUBLIC CONSULTATION

LAND OFF HENTHORN ROAD, CLITHEROE

Gladman Developments is proposing a residential development of approximately 160 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 on our proposals, visit our website or write to us:

www.your-views.co.uk/henthornroad

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

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Appendix F

Consultation Boards

Introduction

Gladman 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 east and west of Henthorn Road, Clitheroe to the local community. We are proposing a new residential development of up to 160 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 divides the site in two. It is 6.96 hectares in size and comprises grassed fields. The southern field is crossed by a small watercourse. A public footpath also crosses the southern field, close to the Pendleton Brook, which defines the southern site boundary. The remainder of the site is bound by hedgerows with occasional trees.

Housing Need

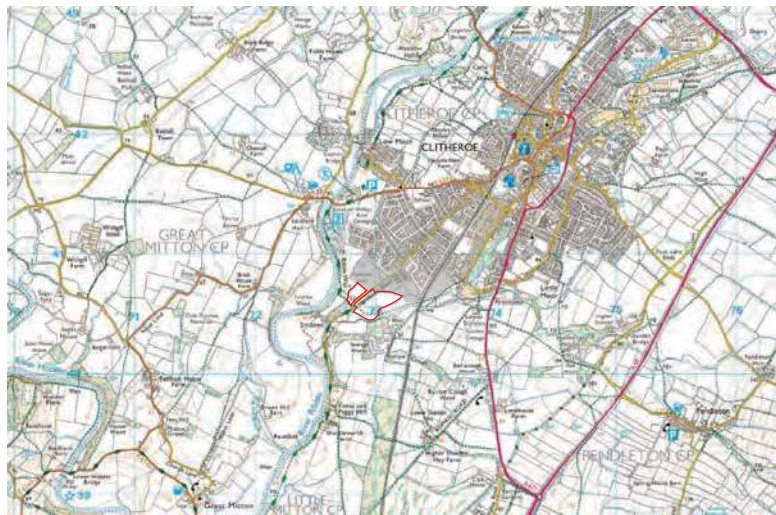
Every Council is required by the Government to boost significantly the supply of housing and to make planning decisions in the light of a presumption in favour of sustainable development. Ribble Valley Borough Council is required to provide enough housing land to meet its full future housing needs. Approval 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 to 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 autumn 2019. This would establish the principle of development and access arrangements. Subsequent 'Reserved Matters' applications would seek approval for matters including landscaping, scale and detailed appearance of the dwellings.



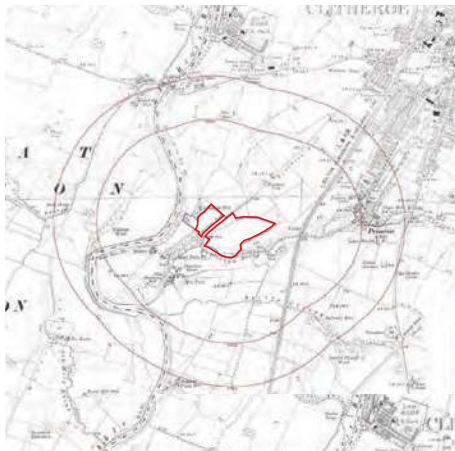
Development Proposals

- Up to 160 new homes with a provision of 30% affordable housing and 15% of the total number to be bungalows for over 55 years of age;
- Access to the northern parcel would be from the existing consented scheme and a new access point off Henthorn Road will be used to access the southern parcel;
- Direct recreational footpath connections from the site into the local and wider footpath network including Ribble Valley Way;
- Retain and enhance the ecology and existing landscape features of the site; the hedgerows, trees, the watercourses and adjacent grassland (to be managed as wildflower meadows), through new planting and management; and
- Equipped play area for use by new and existing residents.

HISTORIC CONTEXT

Historic Maps

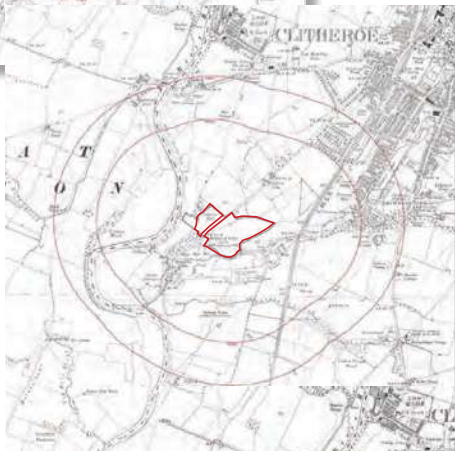
The historic maps show the proposed site in the context of the growth of Clitheroe over the last 170 years. In 1847 Clitheroe was a small settlement with terraced workers houses located along the main roads close to Clitheroe train station. The site was surrounded by fields with the rail line present to the east. Siddows Hall adjacent to 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 close to the site boundary. Recently permitted residential development between the site and settlement edge is yet to be constructed/appear on the mapping.



1910-1911



1971-1973



1930-1932



2002



1950-1955



2014

LANDSCAPE AND SETTLEMENT CHARACTER

Landscape Character

The site comprises two grassed fields bisected by Henthorn Road and by a small watercourse south of Henthorn Road. A discrete post and wire fence also divides the southern field in two. To the north, the site adjoins permitted residential sites and residential development currently under construction at the Clitheroe settlement edge. The site is contained to the west, south and east by trees around Siddows Hall, woodland and the tree-lined Pendleton Brook. The site is not subject to any landscape designations. Hedgerow field boundaries separate the site from Henthorn Road and from the Ribble Way Long Distance trail, a short section of which follows the site boundary. A public footpath passes through the site, heading eastwards from Henthorn Road. 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; and*
- *Conserve open views towards the surrounding higher Moorland Plateaux and Unenclosed and Enclosed Moorland Hills Landscape Character Types.*

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 close 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 permitted residential sites and the settlement edge by its' surrounding field boundary hedgerows, trees and woodland which restrict wider views towards the site from the west, south and east. Views are limited to the adjacent settlement edge, Henthorn Road and nearby public rights of way. Within the wider area there are heavily filtered glimpse views from public rights of way to the east, within the vicinity of Lower Standen. 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.



① VP1: View across the site from the public right of way within the site.



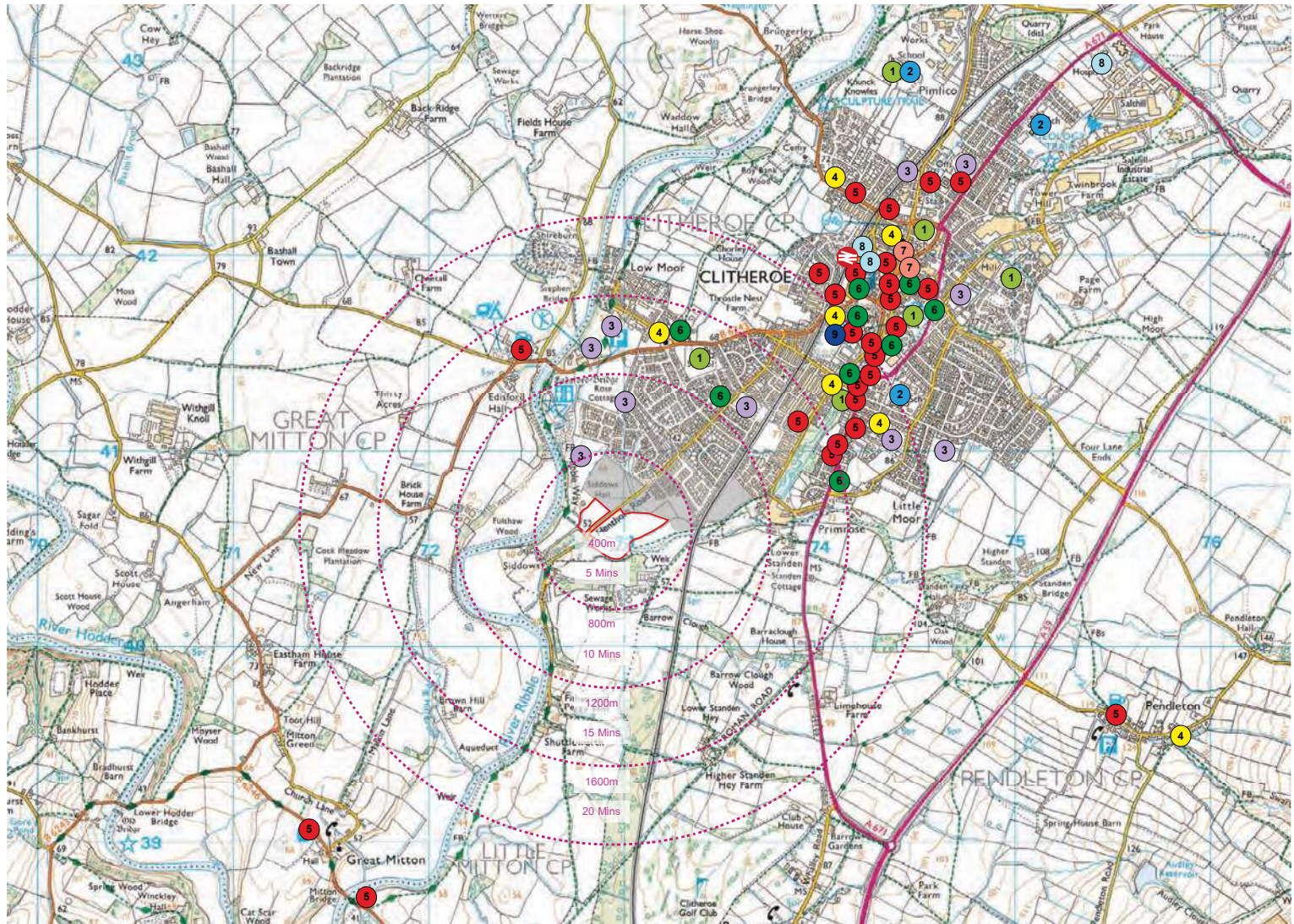
② VP2: View towards the site from public footpath 3-32-FP4 to the south-east.



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

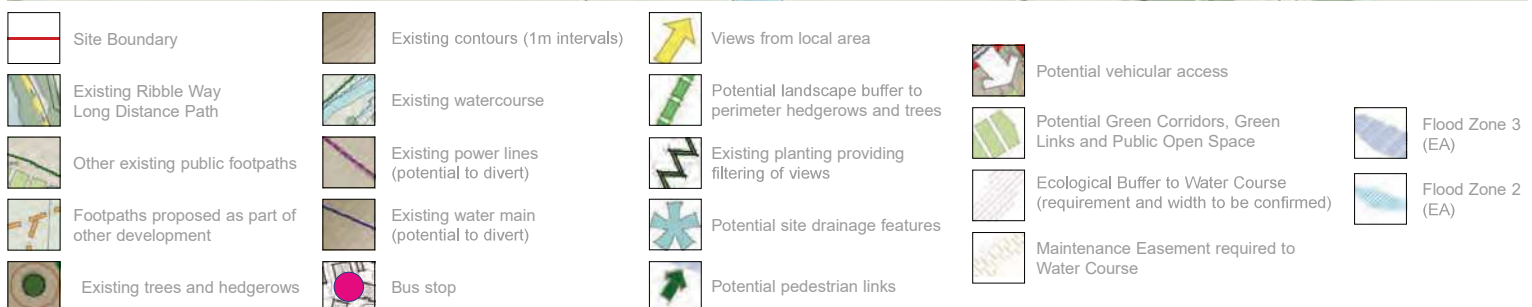
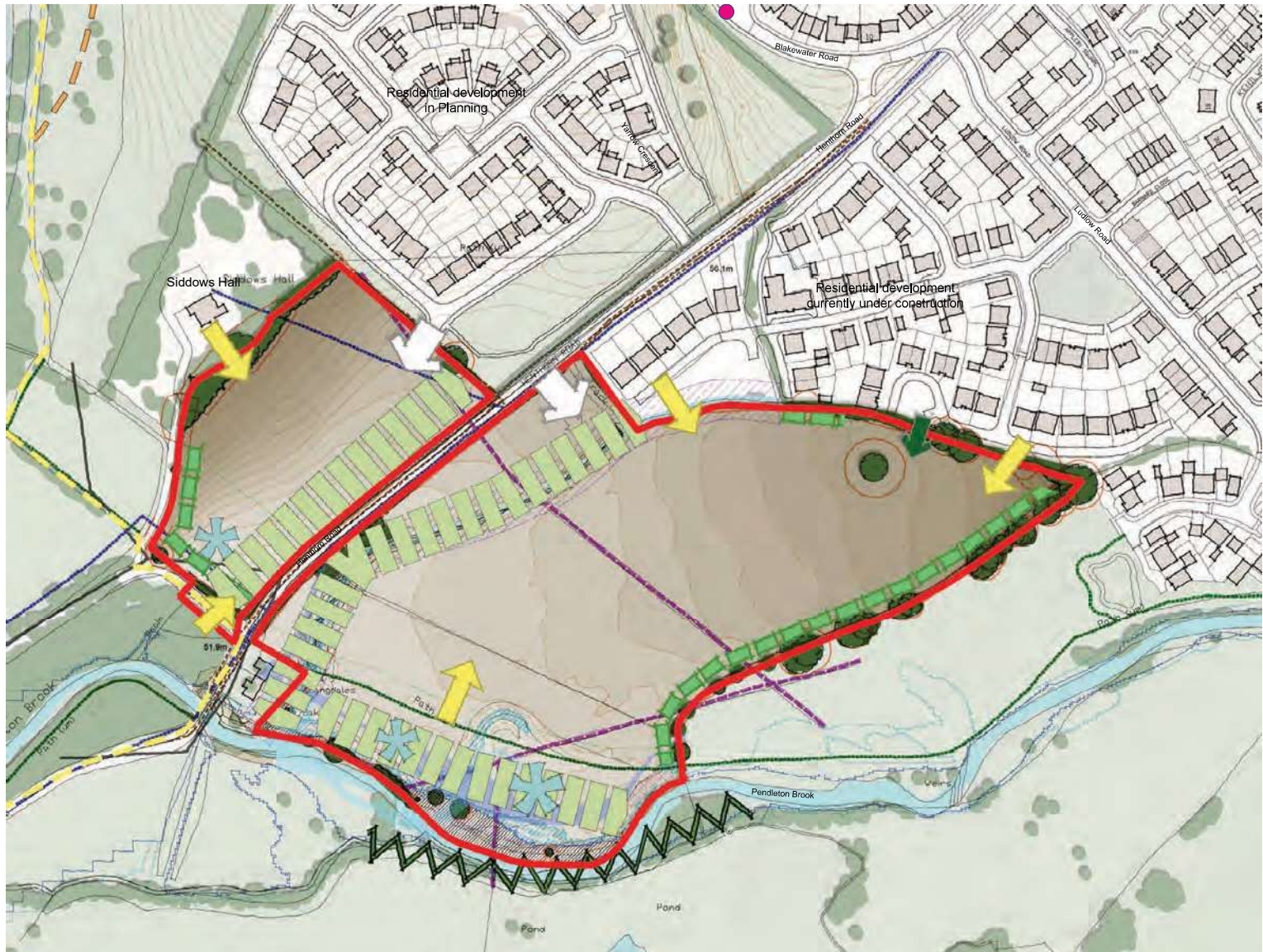
What are the local facilities?

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

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.



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 incorporate existing and proposed recreational footpaths, wildflower meadow, tree planting, new grassland and attenuation basins (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.



	Site Boundary		Proposed Green Infrastructure		Existing Trees and Hedgerows		Existing Footpath		Proposed Access
	Proposed Development		Proposed Attenuation Area		Proposed Trees and Hedgerows		Indicative Location of Local Area for Play (LAP)		Potential Pedestrian Link

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/henthornroad

How do I comment?

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

or by post:

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