





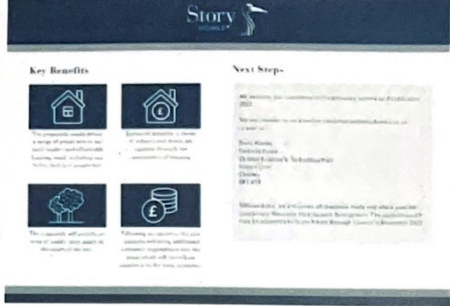


APPENDIX 1 - SCHEDULE OF PRE-APPLICATION COMMUNITY CONSULTATION ACTIVITY

Date	Activity	Response																																															
22 Aug 2022	<p>Pre-Application Meeting with South Ribble Planning Officer</p>  <p>AGENDA</p> <table border="1" data-bbox="402 699 800 762"> <tr> <td>Client:</td> <td>Story Homes</td> </tr> <tr> <td>Project:</td> <td>B119Longton</td> </tr> <tr> <td>Date:</td> <td>22nd August 2022 - Teams Meeting</td> </tr> </table> <p>Attendees</p> <table border="1" data-bbox="402 779 800 888"> <tr> <td>Debbie Roberts</td> <td>Dir</td> <td>South Ribble Borough Council (SRBC)</td> </tr> <tr> <td>Martin Nugent</td> <td>MR</td> <td>Story Homes</td> </tr> <tr> <td>Parvati Maklangalra</td> <td>PM</td> <td>Story Homes</td> </tr> <tr> <td>Josh Haworth</td> <td>JH</td> <td>Story Homes</td> </tr> <tr> <td>Jon Stuckley</td> <td>JS</td> <td>Asteer Planning</td> </tr> <tr> <td>Georgina Blackburn</td> <td>GB</td> <td>Asteer Planning</td> </tr> <tr> <td>Roger Lomas</td> <td>RL</td> <td>eNSCAPE</td> </tr> </table> <p>Agenda Items</p> <table border="1" data-bbox="402 894 800 1073"> <thead> <tr> <th>Item</th> <th>Details</th> </tr> </thead> <tbody> <tr> <td>1.0</td> <td>Introduction</td> </tr> <tr> <td>2.0</td> <td>Background to the proposal</td> </tr> <tr> <td>3.0</td> <td>Principle of the Proposed Residential Development (Allocation: Site V)</td> </tr> <tr> <td>4.0</td> <td>Design, Density and Layout</td> </tr> <tr> <td>5.0</td> <td>Sustainability/Energy Requirements</td> </tr> <tr> <td>6.0</td> <td>Validation Requirements</td> </tr> <tr> <td>7.0</td> <td>Community Consultation</td> </tr> <tr> <td>8.0</td> <td>Programme</td> </tr> <tr> <td>9.0</td> <td>AOB</td> </tr> </tbody> </table>	Client:	Story Homes	Project:	B119Longton	Date:	22 nd August 2022 - Teams Meeting	Debbie Roberts	Dir	South Ribble Borough Council (SRBC)	Martin Nugent	MR	Story Homes	Parvati Maklangalra	PM	Story Homes	Josh Haworth	JH	Story Homes	Jon Stuckley	JS	Asteer Planning	Georgina Blackburn	GB	Asteer Planning	Roger Lomas	RL	eNSCAPE	Item	Details	1.0	Introduction	2.0	Background to the proposal	3.0	Principle of the Proposed Residential Development (Allocation: Site V)	4.0	Design, Density and Layout	5.0	Sustainability/Energy Requirements	6.0	Validation Requirements	7.0	Community Consultation	8.0	Programme	9.0	AOB	<p>Meeting Minutes and Pre-Application Advice Letter provided for consideration in the application preparation.</p>   <p>Site V</p> <p>The site referred to is the central section of allocated housing Site 'V' to which Policy D1 refers, the western part is already developed as Playway's Close and Auburn Avenue (completed 2016), whilst the eastern site remains undeveloped. Site V is part of a larger 3.2ha housing allocation known as Site V, SR 4.1 which in consultation support development of around 211 dwellings over the next 15 years.</p> <p>Site V access is via Kilby's Farm in fairly level improved grassland/agricultural land bounded with established grassed areas and hedgerows. South is agricultural land and road (A66) which forms the southern boundary. North are residential properties, addressed onto Higher Green. There is a Tree Preservation Order on the northern section of the eastern boundary but there are no public rights of way or public footpaths on or through the site. The area also lies within Flood Zone 1 (least likely to flood).</p> <p>Relevant Site History</p> <ul style="list-style-type: none"> • 0100000000 - Reserved matters for erection of 70 no. dwellings, associated access road and play area - west of Site V near Old School Lane/Hillier Grove • 0100000000/01 - 18 no. dwellings, access roads, land and associated works. Approved Dec 2012 - near Playway's Close and Auburn Avenue (eastern section of housing allocation) • 0100000000/02 - Environmental screening opinion for residential development of 18 dwellings, site access roads and landscaping works. Environmental Impact Statement not required for the whole of Site V (2015) • Planning Permission granted (Oct 2017 - ref: 0100000000/03) for improvement of the Longton High Court Chapel Lane parking facilities to increase the number of allocated development sites SR V and A South of Longton Hall. This was not implemented and has now expired. <p>The most relevant permission for this scheme is that of ref: 0100000000/03, which was approved in March 2022 for 14 dwellings following detailed on-site assessments. The proposal originally sought approval of 32 units (24 houses and 8 apartments) but was reduced after being referred by the Council's committee for two reasons. Whilst both may be considered, they should be borne in mind:</p> <p>The first was the presence and better separation of a proposed apartment block in the north-western corner. Whilst this was initially considered, residents felt strongly that they should not be included. The relevant advice over several iterations was finally changed to, and approved for 14 detached units with the implication that these would be becoming self-build properties, although a planning plan was not provided, and so such Community Infrastructure Exception has proven to be a difficult hurdle to cross. I think it only</p>
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17 Oct 2022	<p>Community consultation letters hand delivered to residential properties.</p> 	<p>Responses monitored and reviewed.</p>																																															

<p>17 Oct 2022</p>	<p>Letters sent to ward councillors – Cllr Buttery, Cllr Coulton, Cllr Hesketh.</p>  <p>ASTEER PLANNING Marshall House 14 Colchester Street Macclesfield M13 1SC T: 01458 287754 (9AM-5PM) www.asteerplanning.co.uk</p> <p>Cllr Jon Hesketh The Oaks, Westlands Farm Grange Lane Hutton Preston PR22 5JH Email: cllr.jhesketh@southribble.gov.uk</p> <p>Our Ref: 0118</p> <p>Date: 2nd September 2022</p> <p>Dear Cllr Hesketh,</p> <p>Public Consultation – Proposed Residential Development on land to the east of Reynard Close, Longton</p> <p>I am writing to introduce Story Homes as the residential developer that will be taking forward a proposed housing development comprising 34 homes at land to the east of Reynard Close, Longton, as shown on the enclosed site location plan.</p> <p>The site forms part of a wider allocation for residential development in the adopted Local Plan Policy D1 (Allocation of Housing Land). The western part of the allocation has already been developed as Reynard's Close and Auburn Avenue.</p> <p>Story Homes is a family grown business with over 30 years' experience in developing land and communities. Story Homes is renowned in Lancashire, Cumbria and the North East for building high quality and high specification homes with consideration for the community in mind. Story Homes considers consultation with the local community to be a key part of this.</p> <p>Story Homes is in the process of working up proposals for a residential development on the site and intends to submit a detailed planning application for 34 homes to South Ribble Borough Council in late September 2022.</p> <p>As Ward Councillor, we would like to take this opportunity to inform you that we will shortly begin undertaking a letter drop consultation to give residents adjacent to the site the opportunity to comment on the proposed scheme.</p> <p>A draft layout will be made available on the Planning Applications section of Story Homes' website at https://www.storyhomes.co.uk/land-planning/development-0018-010001, on 5th September and the consultation will run until 19th September 2022. Persons will be able to make comments either via Story Homes' website or by emailing consultation@storyhomes.co.uk. If any residents do not have access to the internet, we will be offering to send out hard copies of the plan.</p> <p><small>ASTEER Planning, Copyright 2021. Registered in England and Wales number 2016482015 Registered office: 40-52 Chatterton Street, Bolton, B1 4JL</small></p>	<p>No response received</p>
<p>17 Oct 2022</p>	<p>Letter sent to Longton Parish Council.</p>  <p>ASTEER PLANNING Marshall House 14 Colchester Street Macclesfield M13 1SC www.asteerplanning.co.uk</p> <p>Mr Bill Whittle Longton Parish Council 7 Bilbrough Meadow Lea Preston PR2 1YY Email: clerk@longton-pc.gov.uk</p> <p>Our Ref: 0118</p> <p>Date: 2nd September 2022</p> <p>Dear Mr Whittle,</p> <p>Public Consultation – Proposed Residential Development on land to the east of Reynard Close, Longton</p> <p>I am writing to introduce Story Homes as the residential developer that will be taking forward a proposed housing development comprising 34 homes at land to the east of Reynard Close, Longton, as shown on the enclosed site location plan.</p> <p>The site forms part of a wider allocation for residential development in the adopted Local Plan Policy D1 (Allocation of Housing Land). The western part of the allocation has already been developed as Reynard's Close and Auburn Avenue.</p> <p>Story Homes is a family grown business with over 30 years' experience in developing land and communities. Story Homes is renowned in Lancashire, Cumbria and the North East for building high quality and high specification homes with consideration for the community in mind. Story Homes considers consultation with the local community to be a key part of this.</p> <p>Story Homes is in the process of working up proposals for a residential development on the site and intends to submit a detailed planning application for 34 homes to South Ribble Borough Council in late September 2022.</p> <p>We would like to take this opportunity to inform you that we will shortly begin undertaking a letter drop consultation to give residents adjacent to the site the opportunity to comment on the proposed scheme.</p> <p>A draft layout will be made available on the Planning Applications section of Story Homes' website at https://www.storyhomes.co.uk/land-planning/development-0018-010001, on 5th September and the consultation will run until 19th September 2022. Persons will be able to make comments either via Story Homes' website or by emailing consultation@storyhomes.co.uk. If any residents do not have access to the internet, we will be offering to send out hard copies of the draft layout plan.</p>	<p>No response received</p>
<p>17 to 31 Oct 2022</p>	<p>Consultation webpage and feedback form running 17 – 31 October (two weeks)</p>	<p>Responses monitored and reviewed.</p>

		
<p>17 Oct to 10 Nov 2022</p>	<p>Comments Analysis</p> <p>Consultation Response Summary</p> <p>6.8 The applicant received 17 responses to the public consultation event, mostly via the online submission facility, although some emails were also received.</p> <p>6.9 There were no objections to the principle of residential development. The main concern raised in the responses was in relation to traffic impact of the proposed development. Respondents were concerned about the implication of additional traffic on road safety and congestion on local roads.</p> <p>6.10 In response, the application is accompanied by a Transport Statement which considers the surrounding road infrastructure demonstrating the appropriateness of the surrounding road and footpath infrastructure.</p> <p>6.11 A trip generation calculation has been undertaken in accordance with best practice guidance and demonstrates the proposed development is expected to generate approximately 1 additional trip every 2.5 minutes when averaged over the AM and PM peak periods. Therefore the development is not considered to give rise to unacceptable congestion or highways safety concerns.</p> <p style="text-align: center;">21</p> <hr/> <p><small>Supporting Planning Statement - Land to the east of Spang Road, Lurgan November 2022</small></p> <p>6.12 A number of the respondents also commented on the density of the scheme. The density of the proposal has been informed by a thorough analysis of the site's context which is detailed in the Design and Access Statement and assessed against planning policy in this Supporting Planning Statement.</p> <p>6.13 Overall the proposed development generated localised interest and concerns related to impact on the local highway network. The public consultation exercise has not given rise to a need to make any design amendments and all of the questions raised are addressed through the comprehensive application submission.</p>	<p>Analysis and resulting actions addressing in the Statement of Community Involvement.</p>

APPENDIX 2 – DENSITY ANALAYSIS PLANS



0m 50m 100m 200m 300m

Scale: 1:5,000 (@A3)

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n
NORTH

Key

Application Boundary

Building Footprints

e*SCAPE 10 Years

U R B A N I S T S

Project Title
Land off Reynard Close, Langton

enquiries@es.com
0223 4018

Client
Stony Homes

Drawing Number
0223-018-P010

Revision
REV -

Drawing Title
Density Analysis

Scale
1:5,000 @ A3

Date
March '23



NORTH

0m 50m 100m 200m 300m

Scale: 1:5,000 (A3)

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Key

- Application Boundary
- Building Footprints

e*SCAPE 10 years
U R B A N I S T S

Project Title
Land off Reynard Close, Longton

Project Ref No.
022-018

Client
Slory Homes

Drawing Number
022-018-P010

Drawing Title
Density Analysis

Revision
REV -

Scale
1:5,000 @ A3

Date
March '21



0m 10m 20m 30m 40m 50m 60m

Scale 1:1250 (@ A3)

North

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Key

Application Boundary

e*SCAPE 10 years

U F B R N I S T S

Project Title
Land off Reynard Close, Longton

e*SCAPE Job No.
022-018

Client
Story Homes

Drawing Number
022-018-P011

Revision
REV-

Drawing Title
Density Analysis B

Scale
1:5,000 @ A3

Date
March '23

Scheme 1



Proposed Scheme

11.24m

Scheme 2



Proposed Scheme

9.50m



e*SCAPE10 Years
 U R B A N I S T S
 Project Title
 Land off Reyard Close, Longton
 e*SCAPE Job No.
 022-018
 Client
 Story Homes
 Drawing Number
 022-018-P012
 Revision
 REV -
 Drawing Title
 House Type Comparison
 Scale
 1:200 @ A3
 Date
 March '23

APPENDIX 3 – FURTHER TRANSPORT EXPLANATORY NOTE

The planning application is supported by a Transport Statement that provides an estimate of the likely car trip generation from the proposed development.

The industry standard approach to estimate car trip generation from a proposed development is through the use of TRICS (Trip Rate Information Computer System).

TRICS is a database of trip rates for developments used in the United Kingdom and Ireland collected from real life developments.

The system allows its users to estimate trip generation for development scenarios using a series of database filtering processes based on real life survey data.

Trip rates are derived from multiple actual surveys of similar residential sites, where vehicle arrival and departure movements are counted during a typical day and broken down into hourly trip rates.

A typical day would be outside of school holiday periods to ensure that traffic fluctuations are more balanced, and the peak hour periods reflect actual hour peaks on a typical weekday from existing residential developments.

As part of traffic impact analysis, the busiest AM and PM peaks are considered as this is when traffic on the highway network is at its highest.

For this application, it was agreed with LCC Highways Officers that LCC's own 'Northwest Preston Trip Rates' would be used to estimate trip rates from the proposed development. It should be noted that the Northwest Preston Trip Rates generate a greater impact than would be estimated through use of the TRICS survey data, and so this approach is considered robust.

Based on LCC trip data, the proposal is estimated to generate an additional 20 trips in the AM Peak and 23 trips in the PM peak.

This is considered representative of likely situation for peak hours for a development of 34 houses considering:

- Not all members of each household will leave and arrive home in exactly the same hourly periods. For example, residents travelling longer distances to work are likely to leave before the 08:00 AM peak and those travelling a shorter distance, or having a later start time may leave after 09:00 AM.
- Not all members of each household will commute to work in peak hours or commute to work, in particular with the post pandemic rise in homeworking.
- Not all members of each household will work and require to travel within peak hours, for example retirees, students, carers.
- Not all members of each household will drive.
- Not all journeys are made by car.