

Planning Committee Meeting 26 July 2017

Item 6 South Ribble Local Plan Site “FF” Masterplan: Moss Side, Test Track, Leyland.

The applicant has provided the following document which summaries the additional consultation that they have undertaken since the meeting of the Planning Committee in March 2017.

Appendix to Statement of Community Involvement - March 2017

Following the Planning Committee meeting of 22 March, and in response to the resolution of Committee members at that meeting, Property Capital committed to undertake a further period of public consultation on a refreshed Masterplan for regeneration of the Leyland Test Track site.

The consultation consisted of the following:

- Starting on 30 May and closing on 27 June, a total of four weeks;
- Issuing an information letter to around 6,500 homes and businesses around the site;
- A community information line and email address, details of which were included in the letter to residents, allowing residents to contact the project team directly;
- An updated website including all information made available at the exhibition, with details of the website included in the residents’ letter;
- A sequence of meetings and discussions with representatives of the Midge Hall community group formed in response to the Masterplan;
- A public exhibition event held on 2 June at SRBC offices.

This programme is of course additional to the six week consultation period undertaken ahead of the March Planning Committee, which included 6,500 letters and two exhibition events, as well as a dedicated project website, community information line and email address.

During the consultation on the refreshed Masterplan, Property Capital has sought feedback from the community in addition to feedback gained from the March Committee meeting. Following a request from SRBC for Property Capital to explore a wider range of access strategies for the site, the consultation also presented five different highways access strategies, which were subject to a thorough technical assessment that was made available to the public. Two access strategies were discounted, in agreement with SRBC officers and independent professional advice received by the Council, on grounds of commercial and/or legal deliverability. As a result, respondents to the consultation were asked to identify their preference out of the three remaining deliverable access strategies. Of these three strategies, Option 2, called the Semi-Permeable Strategy, was the preference of 64% of respondents (from 100 written responses), clearly ahead of any other option.

Against the background of the ongoing consultation, Property Capital continued to liaise with the leadership of the Midge Hall residents’ group. This liaison culminated in a private workshop meeting taking place between Property Capital and the Midge Hall group during the consultation event on 2 June. At this meeting, the Group requested that Property Capital consider a further option that represented an evolution of Option 2, combining: Titan Way as the primary access; Paradise Lane remaining closed to cars; and a quiet lane with additional traffic calming on Longmeanygate.

Property Capital responded positively to this request and drew up a refreshed parameters plan, technical drawings and illustrative visuals. A second workshop meeting was then held, at SRBC offices on 9 June, to explore Option 2A in more detail. This workshop included Property Capital and representatives of the Midge Hall group, alongside ward members and officers from SRBC and LCC. Following this workshop, the Midge Hall residents group secured the consent of the wider community, at a public meeting, to endorse access strategy Option 2A, which is now reflected in the access strategy presented to Committee.

Option 2A Consultation

As a result of the Masterplan evolving in this way during the consultation period, Option 2A was not included in the original consultation materials. As such, Property Capital felt it necessary to undertake the following actions to ensure the community was informed and able to express its views:

- Extension of the consultation closing date to 14 July, making the consultation period a total of 46 days;
- A further mailing of 6,500 letters to residents and businesses, explaining Option 2A and facilitating further feedback;
- Further updates to the project website, in order to reflect the evolution of Option 2A;
- Further dialogue and meetings with local community groups and members of the community.

In respect of the extended consultation period regarding access strategy 2A, letters were sent to almost 6,500 addresses and 75 responses were received in total, representing feedback of around 1%. 47 pro forma letters were submitted, which expressed overall support for Option 2A, as well as the position of the Midge Hall Community Group. One individual has outright objected to Option 2A. In addition, residents rehearsed objections to other elements of the scheme.

Summary of key points

- Property Capital has gone well beyond SRBC policy and common practice regarding community engagement and involvement in Masterplanning a strategic site;
- 6,500 residential addresses have received three separate letters in the last 8 months, totalling 19,500 letters;
- Three public exhibition events have been held, as well as three separate workshop meetings with the Midge Hall resident group and additional ongoing liaison and meetings;
- An access strategy has been negotiated and agreed with the Midge Hall resident group, in full view of, and alongside advice from, SRBC and LCC;
- As a result of this engagement, the Masterplan presented to Committee is substantially different to that presented in March and aligns much more closely with the Development Brief and the wishes of the local community, including:
 - Titan Way as the primary residential access route;
 - Paradise Lane remaining closed to cars seeking to access the development;
 - Access and highways arrangements along Longmeanygate that have received broad community consent;
 - Space set aside specifically for both a new primary school and a new medical centre;
 - Identical area of employment space as envisaged in the Development Brief.