STATEMENT OF COMMUINITY INVOLVEMENT

BELLWAY HOMES LIMITED (MANCHESTER DIVISION)

FORMER DXC SITE, EUXTON LANE, CHORLEY

Date: December 2021

Pegasus Reference: (HC/KW/P21-0962/R005v4)

Pegasus Group

Queen House | Queen's Street | Manchester | M12 5HT

T 0161 393 3399 **| W** www.pegasusgroup.co.uk

Birmingham | Bracknell | Bristol | Cambridge | Cirencester | East Midlands | Leeds | Liverpool | London | Manchester

PLANNING | DESIGN | ENVIRONMENT | ECONOMICS

© Copyright Pegasus Planning Group Limited. The contents of this document must not be copied or reproduced in whole or in part without the written consent of Pegasus Planning Group Limited.

CONTENTS

1. INTRODUCTION 2
2. PUBLIC CONSULTATION POLICY GUIDANCE 3
3. PUBLIC CONSULTATION METHODOLOGY 5
4. SUMMARY AND ANALYSIS OF PUBLIC CONSULTATION RESPONSES 6
5. CONCLUSIONS 10

APPENDIX 1: COPY OF CONSULTATION LEAFLET 11
APPENDIX 2: DISTRIBUTION AREA FOR CONSULTATION LEAFLETS 12
APPENDIX 3: COPIES OF WRITTEN FEEDBACK RECEIVED 13

1. INTRODUCTION

1.1 This Statement of Community Involvement has been prepared in support of a full planning application submitted by Bellway Homes Limited (Manchester Division) for the demolition of the existing building on site and the erection of 118 no. dwellings on the former DXC site, Euxton Lane, Chorley.

1.2 This Report documents how the Applicant has engaged with the local community and other key stakeholders, summarises the key issues that have emerged to date, and outlines how the final scheme has taken on board these comments wherever possible.

1.3 Following this introductory section, this Report is structed as follows:

- **Section Two** sets out the national and local policy context for public consultation;
- **Section Three** outlines the approach taken to for the public consultation exercise;
- **Section Four** provides a summary and analysis of the consultation responses received; and
- **Section Five** provides the overall conclusions of the public consultation exercise.

2. PUBLIC CONSULTATION POLICY GUIDANCE

2.1 Pre-application consultation is an essential element of the planning and development process. It is about engaging with local communities, stakeholders, groups and organisations with the aim of shaping a proposal so that the subsequent application takes into account, as far as is appropriate and possible, local views and opinions. The importance of public consultation is reflected in both national and local planning policy.

National Planning Policy

2.2 Paragraph 39 of the 2021 NPPF notes how early engagement has significant potential to improve the efficiency and effectiveness of the planning system for all parties. Good quality pre-application discussion enables better coordination between public and private resources and improved outcomes for the community.

2.3 Paragraph 40 later notes how local authorities:

"…should also, where they think this would be beneficial, encourage any applicants who are not already required to do so by law to engage with the local community and, where relevant, with statutory and non-statutory consultees, before submitting their applications"

2.4 **Chorley Council Statement of Community Involvement**

2.5 Chorley Council adopted their Statement of Community Involvement in 2019. Section 1 discusses the role and purpose of the Statement of Community Involvement (SCI) which is to provide the community with clarity on the levels of involvement and engagement that they should expect in

planning processes. It gives a level of certainty to key stakeholders, the general public and representative organisations as to how they can be involved in plan making and development control management processes.

2.6 Section 3 of the report discusses the importance of early engagement with communities within the planning process; the Council encourage developers to talk to those who may be affected and refine their proposals while they are at a formative stage. Paragraph 3.1 notes how the earlier consultation takes place, when proposals are being formulated, the better.

2.7 Paragraph 3.5 confirms that where the proposal constitutes 'major development', more formal consultation is encouraged. Paragraph 3.7 later notes how development control officers can give advice on the most appropriate methods and who to consult in the local area. Unfortunately, due to the Council currently suspending their pre-application advice service, we have been unable to discuss this with Council officers.

2.8 Paragraph 3.7 later outlines some methods of public consultation, including the circulation of a leaflet outlining the proposals within the vicinity to residents explain proposals with plans or a diagram.

2.9 Of final note, paragraph 3.9 states that Developers are encouraged to submit a consultation statement with their planning application. This should include:

- *The techniques they employed to gain stakeholder comments, including correspondence, public notices, press releases, a record of persons attending exhibitions, public meetings, public forums or events etc.;*

- *A summary of the responses received;*

- *A list of the main objections and any supports that have been raised;*
- *Any other matters raised;*

- *The developer's comments on the responses; and*

- *The amendments made to the proposals as a result of the comments.*

3. PUBLIC CONSULTATION METHODOLOGY

3.1 The Applicant has undertaken pre-application consultation with the public, as explained below.

Consultation Period

3.2 The consultation period officially ran between 22nd November - 13th December 2021. This therefore comprised a formal 3-week consultation period.

Consultation Leaflet

3.3 A consultation leaflet was prepared which set out the background to the consultation and the proposed development. A copy of the emerging proposed site layout was included, as well as a plan showing the proposed streetscene. A copy of the consultation leaflet is contained at **Appendix 1**.

3.4 107 leaflets were distributed to residential and commercial properties within the local area on the 19th November 2021, via first class post so that they would be delivered by 22nd November 2021. The leaflets show that careful and due consideration has been given to the opinion of surrounding businesses and dwellings, by providing a forum for discussion on the upcoming development at DXC Chorley.

3.5 The leaflet contained an email address so that people could respond electronically in an accessible manner. Furthermore, a freepost option was also provided on the leaflet, so that people could respond by writing if they wanted to. Notably, it was ensured that this option was free, so that people would be more encouraged to write in if they wanted to without cost and to ensure fair access.

3.6 Leaflets were sent to properties and businesses living closest to the application site and those that may be most affected by development on the site, taking into account access arrangements and visibility of the site. To determine which properties to distribute to, properties were identified which were most likely to be affected by the proposals. For example, residential properties closest to the development proposals or those which potentially had views of the site. Furthermore, surrounding businesses in the nearby vicinity of the site were also consulted, as it was equally important to gain their views and to ensure that the development proposals can assimilate with the existing businesses and their operations in the area. A map of the distribution area is included at **Appendix 2**.

Summary

3.7 Leaflets were used to reach out to local residents and businesses seeking their views and suggestions regarding the proposed development. The intention was to ensure local people felt included and informed in the development process with an easily accessible source of information. Therefore, the leaflet provided a platform for people to engage with and make their views known, using a safe consultation method via email and freepost, which adheres to the government COVID-19 guidelines.

4. SUMMARY AND ANALYSIS OF PUBLIC CONSULTATION RESPONSES

4.1 Only 3 consultation responses were received as part of the public consultation exercise, summarised as follows:

- 1 email question from the owner of the Golf Centre located to the east of the site regarding the Golf Centre location being displayed incorrectly on a Google Maps aerial image within the leaflet.
- 1 email response from an adjacent businessowner expressing support for the development proposals and outlining suggestions for the development.
- 1 letter response from a local resident about traffic and infrastructure concerns.

4.2 A copy of the written responses (in redacted form) which were received during the consultation period are contained at **Appendix 3.**

4.3 In terms of the number of responses, the very low number of comments (equating to just a 3% response rate) received suggests that there are no major concerns from the local community and businesses immediately bordering the site. regarding the size, principle, scale or location of the proposals. Indeed, it is often negative comments that are made through public consultation exercises, with the 'silent majority' not commenting on proposals if they have no concerns/are largely ambivalent.

4.4 The leaflet distribution was a useful exercise to involve community stakeholders and more importantly provide a forum for discussion regarding the development, which could then be used to make alterations to any unfavoured aspects of it. The low response rate indicates that there are no major objections from the local community, with one letter of support welcoming the proposals.

4.5 The key focus of the pre-application consultation was to encourage views and perspectives from the local community, to help inform the final detailed design of the proposals where possible. The comments received have been analysed on the basis of the issues raised by the respondents.

4.6 The table overleaf documents details of the comments raised. Alongside the comment raised, there is an explanation as to how the scheme proposals have responded (if applicable) and if not, why this has not been possible. At the end, there is a brief summary of comment and response to give an insight into how the response was approached.

Table 1: Comments raised as part of consultation process and response to comments

Summary of comments raised	How has the scheme responded
Concerned about the location of the Euxton Park Golf Club being visible on an aerial view map within the leaflet.	The aerial image of the site taken from Google Maps, which was included within the leaflet, contained a location label which incorrectly highlighted the Golf Centre being located to the south of the DXC Chorley site. There was a concern that some customers thought the Golf Centre was being redeveloped because of the aerial labelling. However, the red boundary line does not include the Golf Centre within it and the leaflet makes it clear elsewhere that the development specifically relates to the DXC site - with the redline clearly marked around the site and the accompanying text explaining the location and nature of the proposals. In conclusion, the comment raised was not with the scheme itself and therefore no response altering the scheme will be necessary. An email was sent to the respondent to explain the situation and alleviate their concerns.
Expression of support from adjacent businessowner for the proposed residential plans as a whole. Other points include: -New access to the site is a must, as they do not want extra car and pedestrian activity around their building to affect HGV deliveries. -Want to gate/compound the area around their building to ensure security. -Development of the land feels inevitable. Preference aesthetically is for housing and the thought of further industrial development is not one to look forward to.	N/A No response required – development proposals are providing new access point via Euxton Lane. N/A to development proposals. N/A

Summary of comments raised	How has the scheme responded
-The residential site is preferable over an industrial site, as extra traffic noise would impact video productions. - Would worry about uncontrolled parking blocking their access if this was an industrial site. This is an issue on sites further down Euxton Lane.	N/A – noted that residential development is a 'good neighbour' in terms of noise generation. N/A
- Already more than enough housing within the immediate area. -Euxton Lane already very congested and leading up to hospital is a nightmare. 118 more houses is another 236 cars. -Infrastructure is at capacity.	There is a critical shortage of housing in Chorley Borough and this is considered to be a highly sustainable and suitable housing site. A Transport Assessment has been submitted in support of this application, which concludes that the traffic impact of the residential proposals will be lower than the previous office use on site. Infrastructure matters will be discussed with the Council during the application process. If required, developer contributions will be secured to mitigate any concerns, subject to the obligations being CIL compliant – i.e. necessary, relevant and proportionate to the scale of the proposals.

4.7 To conclude, only one objection been lodged as part of the public consultation exercise. This related to transport and infrastructure concerns, however it is to be noted that the development proposals are forecast to result in an overall reduction in vehicle movements on the local highway network when compared to the existing consented land-use (offices). In terms of infrastructure matters, this will be discussed with the Council as part of the application process and planning obligations, if required and CIL compliant, can be secured if mitigation is deemed necessary.

4.8 There was also one expression of support. The concern raised by the golf centre was caused by a misunderstanding from some customers that the golf centre was to be developed for housing rather than the former DXC site. This therefore do not relate to Bellway's development proposals.

4.9 Finally, it is also important to highlight that only three comments were received from the 107 leaflets that were distributed (3% response rate), which suggests no notable concerns from nearby residents and businesses and that the proposals should be well received.

5. CONCLUSIONS

5.1 To conclude, leaflets were distributed to local residents and businesses as part of a public consultation exercise to inform them of the development proposals and to offer a forum for comment on the proposals.

5.2 In total, only three comments were received, which equates to a 3% response rate from the 107 leaflets distributed. One comprised an objection relating to traffic and infrastructure concerns, which we have addressed in the documents submitted in support of the planning application. The adjacent business to the site expressed their support for the development proposals. The other comment related to a google imagery error on the leaflet regarding the location of the Golf Centre to the east, therefore was not expressing issues with the development proposals themselves.

5.3 Notably, only one objection was raised to the proposals, indicating there will not be significant objection from the local residents and businesses in the area. Due to the nature of the comments received, no changes have had to be made or incorporated into the development proposals.

5.4 The process of pre-application consultation has been a constructive one, which engaged with local people and was designed to capture a range of different views. The aim of the public consultation was to further inform the design and development process of the planning application, however no changes have had to be made due to the very limited feedback received.

APPENDIX 1: COPY OF CONSULTATION LEAFLET

DXC Chorley

Proposed Residential Development

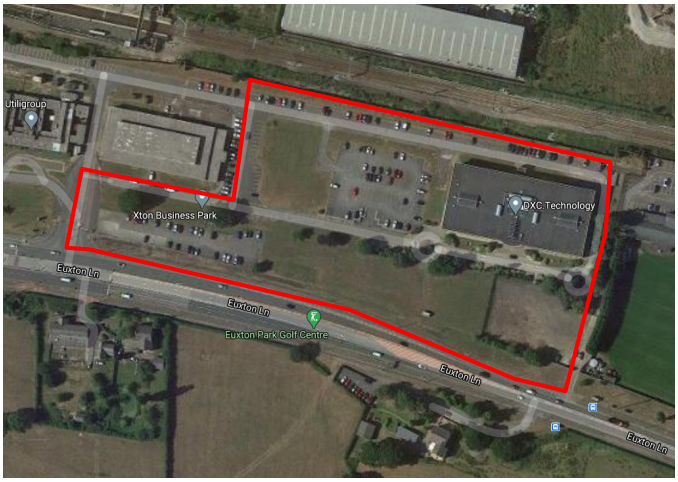
This leaflet provides information regarding Bellway Homes' development proposals at land known as the Former DXC Site, Euxton Lane, Chorley.

The opportunity has arisen at Euxton Lane to deliver housing on a brownfield site, which will transform the site and provide much needed housing in the local area. It is important to us that our local communities are informed prior to us submitting our planning applications. We will shortly be submitting a full planning application for residential development on this sustainable brownfield site which is located within the defined urban area of Buckshaw Village.

The residential development will build upon the successful Buckshaw Village development to the immediate north and deliver around 118 dwellings including apartments, semi-detached and detached family homes. The proposals will provide 30% policy compliant affordable housing to meet identified housing needs.

The proposals will carefully consider the existing businesses in the area to ensure that their operations will not be affected by the proposals. Existing features of interest on site will be considered, including the retention of the protected trees located on site. The scale and character of the proposals will be in keeping with the area and will provide a visual improvement to the existing employment building on site. The proposed homes will be of a lower height than the existing building, providing an improvement upon approach to this key gateway site in to Chorley and Buckshaw Village from Euxton Lane. Ultimately, the proposed development will be considerate and responsive to the existing area and land uses whilst providing an attractive place to live.

The proposed site layout is visible overleaf.



Site Location

What Happens Next?

The next stage will be to apply for planning permission. At that time, Chorley Council will write to neighbours to pass on details of the application and offer the opportunity for further comments.

Homes and businesses surrounding the site have been sent this leaflet. If you review the proposed layout and have any questions or comments, please do not hesitate to write to:

Pegasus Group, Queens House, Queen Street, Manchester M2 5HT.

Or email: **dxcchorley@pegasusgroup.co.uk**

Pegasus Group

Bellway

DXC Chorley

Proposed Residential Development

Indicative Site Layout

Illustrative House Types

Have your say

Please provide any comments in the box below.

Pegasus Group is a leading independent consultancy specialising in planning, design, environment, economics and heritage. We are instructed by Bellway Homes in relation to development proposals in Chorley as part of a public consultation, with the objective of obtaining the views of people living or working in the area on the proposals. All thoughts and suggestions received as part of this consultation will be carefully considered before a planning application is submitted to Chorley Council. The content of your responses (excluding any personal details) will be shared with Chorley Council.

By responding to this consultation [by post or email], you consent to the use of your data for the purposes of research relating to this application only. Any personal information collected will be used by Pegasus Group in accordance with data protection legislation and our *Privacy Notice** and will only be retained for as long as is necessary for the purpose of preparing and submitting the planning application. Should you wish for your details to be deleted at any point please contact us via email on: **dxcchorley@pegasusgroup.co.uk**

*Please visit **www.pegasusgroup.co.uk** to access our *Privacy Notice*.

☐ By ticking this box I confirm that I am happy that the information provided can be used for the purposes of this proposal.

Pegasus Group

Bellway

Business Reply Plus
Licence Number
RUCU-LZGC-JJYL

Pegasus Group
Queens House
Queen Street
Manchester
M2 5HT

APPENDIX 2: DISTRIBUTION AREA FOR CONSULTATION LEAFLETS

KFC Lancashire
Ordnance Rd
Barlow Cl
Elgin Pl
Ordnance Rd
ALDI
Costa Coffee
Knight Ave
A Taste of Thailand
Merlin Cycles
GA Pet Food Partners, D2 Distribution Centre
Tesco Superstore
Buckshaw Link
Story Contracting
Ordnance Rd
Buckshaw Ave
Buckshaw Ave
Parcelforce NW Processing Centre
Encon Insulation and Nevill Long North West
Mesm
Paperless Wedding
Buckshaw Parkway (BSV)
Flowervision Lancashire
Buckshaw Ave
Kimberly Clark
Conair Logistics (Great Bear)
TVS Supply Chain Solutions
ESG Global
GA Pet Food Partners
Xton Business Park
DXC.Technology
Euxton Ln
Euxton Ln
Whinney Ln
Hearts and Minds Childcare
Euxton Ln
Golf Centre
Euxton Karting
Euxton Ln
Aiker Ln
Euxton Ln
Whinney Ln
Whinney Ln
German Brook
Lee heyes plastering and tiling
Chancery Flds
Mimosa Cl
Clematis Cl
Strawberry Fields Digital Hub - Office...
Chorley rugby union

APPENDIX 3: COPIES OF WRITTEN FEEDBACK RECEIVED

[redacted]

From: [redacted]
Sent: 03 December 2021 14:41
To: Dxcchorley
Subject: DXC Chorley Proposed Residential Development - [redacted]

To whom it may concern,

I'm the owner of [redacted] which is based at [redacted], adjacent to the proposed development and want to write to support the proposed residential plans as a whole. Ideally for us there would be no changes as the open aspects of the site was something that attracted us the the site over 11 years ago. The challenges that the owners have to attract new tenants to an ageing office building and Working from home becoming the norm, is not one I'd relish. We understand why they'd look to develop the site and want to highlight some of our views.

- The new access to a site would be a must for us as we'd not want the risk that our HGV deliveries could have with extra car and pedestrian activity around our buildings.
- We'd want to be able to gate/compound the area around [redacted] to ensure security to our building without encouraging anti social behaviour and the constant traveller issues that the site endures.
- The development of the land feels inevitable and as a resident of Euxton my preference aesthetically would be for housing. Euxton lane was once a nice wide tree lined entry to the village of Euxton and the thought of further industrial development is not one I or any resident would look forward to.
- We've recently started video productions which require sound to be as controlled as possible. To support the growth of that, the residential site with new road access would be a preference over an industrial site, with extra traffic noise around our building, that would inevitably impact video productions.
- We've benefited from ample parking and decent access to service our business and we worry about uncontrolled parking blocking a smooth access that an industrial site would bring. I lived locally and have seen how bad this was on sites further down Euxton Lane around East Terrace and CBTC.

Regards

[redacted]

Web: [redacted]

This message is private and confidential. It must not be distributed without our consent. If you have received this message in error, please notify us immediately, remove it from your system and do not disclose, distribute or retain this email or any part of it. Unless expressly stated, opinions in this email are those of the individual author and not those of [redacted] its directors or officers or any of its subsidiaries. You must take full responsibility for virus checking this email and any attachments.

Please note that the content of this email or any of its attachments may also contain personal data that falls within the scope of applicable Data Protection and Privacy laws (which includes GDPR in the EU) ("the Privacy Laws"). You must ensure that any handling or processing of such data by you is fully compliant with the Privacy Laws.

[redacted]

Please consider the environment before printing.

[redacted]

From: [redacted]
Sent: 22 November 2021 14:50
To: Dxcchorley
Subject: DXC Chorley proposed residential development

Good Afternoon
We have received your proposed residential development leaflet today.

Could we please ask for you to take the location of our business Euxton Park Golf Centre off the map ,as it is in the wrong position and people are assuming it's our business that is being turned into housing and will affect our business massively.
We have already had customers asking about it.

Please could you get back to me to let me know that this will be done.

Regards

[redacted]

[redacted]

Sent from my iPhone

Have your say

Please provide any comments in the box below.

There is already more then enough housing within the immediate area of this proposed site. 4000 houses already on Buckshaw. Euxton Lane is already a very congested section of road and leading up to the hospital is a nightmare as it is. 118 more houses is another 236 cars. Chorley is full, go else where. The infrastructure is at capacity, its an old town being over taken by new developments.

Pegasus Group is a leading independent consultancy specialising in planning, design, environment, economics and heritage. We are instructed by Bellway Homes in relation to development proposals in Chorley as part of a public consultation, with the objective of obtaining the views of people living or working in the area on the proposals. All thoughts and suggestions received as part of this consultation will be carefully considered before a planning application is submitted to Chorley Council. The content of your responses (excluding any personal details) will be shared with Chorley Council.

By responding to this consultation [by post or email], you consent to the use of your data for the purposes of research relating to this application only. Any personal information collected will be used by Pegasus Group in accordance with data protection legislation and our *Privacy Notice** and will only be retained for as long as is necessary for the purpose of preparing and submitting the planning application. Should you wish for your details to be deleted at any point please contact us via email on: **dxcchorley@pegasusgroup.co.uk**

*Please visit **www.pegasusgroup.co.uk** to access our *Privacy Notice*.

☐ By ticking this box I confirm that I am happy that the information provided can be used for the purposes of this proposal.

Pegasus Group

Bellway