

Sedgwick Associates

Chartered Town Planners

PO Box 237, Bolton BL1 9WY

Tel 01204 373366 or 07967 828635

Email: paul.s@sedgwickassociates.co.uk

Land off Carrington Avenue Adlington PR7 4JE

An application for outline planning permission for the erection of
up to 25 dwellings (all matters reserved other than access) by
Hollins Strategic Land LLP

Statement of Community Involvement

November 2020
sa/pks/4939

Community Involvement

1. There has been no community involvement in this planning application. This is the third time that this outline application has been submitted, and the previous decision was also considered at appeal. The views of the community have been well recorded at each of these previous stages and reported to the planning committee.
2. In determining the applications and appeal, due regard was had by the decision-makers to the views expressed by third parties. The reasons for refusing the application, and dismissing the appeal, were solely related to a lack of a convincing case of a housing shortfall that would have over-ridden the restraint of Safeguarded Land Policy BNE3.
3. Whilst it is accepted the Members prefer developers to liaise with the local community before submitting an application, there is no development plan policy requiring this to be undertaken, and references to it in the NPPF are guidance only. In the circumstances of the emerging development plan proposals to allocate the site and surrounding land for housing and the recent planning history, a further round of consultation would be misleading.