

# Hellifield: Key points from feedback

## Question 1. Housing: Which Sites?

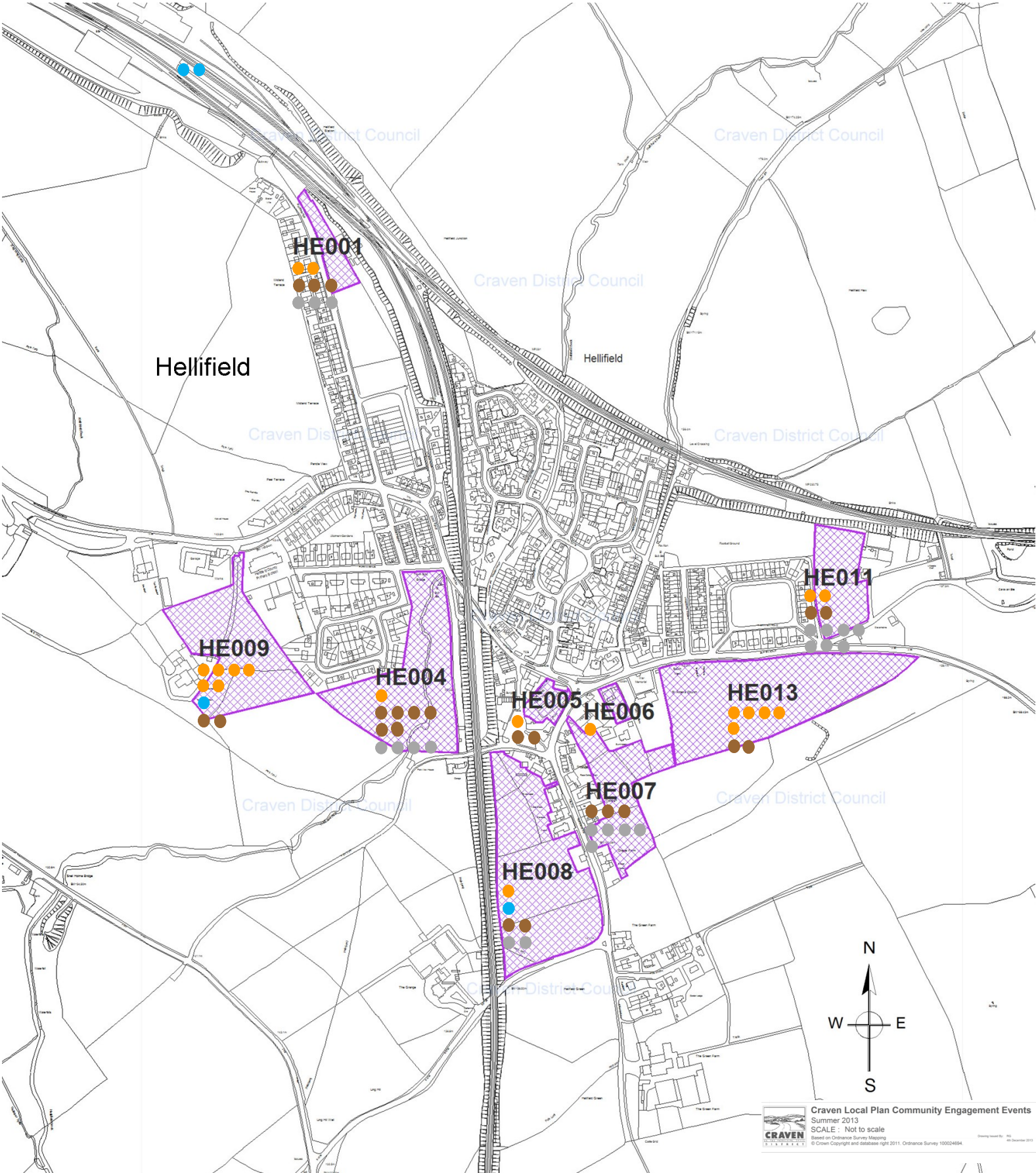
- HE013, HE009 are the most popular sites – access, least impact on existing housing.
- Other sites: HE011, HE001. But also some objections. HE001 – Dangerous, traffic issues. HE011 – many flooding issues.
- Least popular sites: HE004 – flooding, play space, traffic; HE007 – house value, historic setting, loss of green fields.

## Question 2. Employment Land: Which Sites?

- Few preferences expressed. Only HE009 and HE008 are mentioned – small visual impact, outside of village.
- Two comments in support of business use for old station buildings, but not a SHLAA site. Apparently owned by Network Rail.
- Employment land not viable in Hellifield

## Other Information

- Dumping site for housing. Social problems. Ruining the village. No new houses needed! Amenities cannot cope with new people, sewerage, shops, roads, schools etc.
- Smaller sites around the village
- Flooding
- Central sites near to bus stops etc. for people downsizing
- Cannot sell existing housing stock



## Hellifield

- Housing
- Employment
- Objection
- Information

Coloured Dots: On the settlement maps, a coloured dot represents a preference expressed or a comment made by an individual with respect to a site. An orange dot indicates a preferred site for housing. A blue dot indicates a preferred site for employment. A brown dot indicates an objection to development of a site. A grey dot indicates a point of information regarding a site, which may be an issue, a query, a suggestion or an idea.

# Settlement Event Feedback Report: Hellifield



The questions below were presented at settlement drop-in events along with background information. The questions and information were discussed with those attending—on a one-to-one basis and around a Discussion Table—and feedback was recorded on Post-It notes. Attendees also posted general comments on a Post-It Wall. All responses and comments have been collated and transcribed below.

**Event Venue:** Hellifield Institute

**Date & Time:** Friday 19th July 2013, 3pm—8:30pm

**Number of attendees:** 101

## Question 1. Housing: Which Sites?

Introduction: Hundreds of sites have been suggested to us for inclusion in the local plan as housing development sites and our Strategic Housing Land Availability Assessment (SHLAA) looks into the pros and cons of each one. Only some of the sites will actually be needed to meet our housing requirements and we therefore need to choose the best ones from those available. Our SHLAA contains a lot of useful information, but we also need to know if people have any preferences for particular sites, and why.

Bearing in mind the number of new homes we might need to plan for in this location, which site or sites look preferable to you, and why?

Site	Comment
HE001	The station is affected by multiple freehold private ownership of the roads and pavements. Access is bad for emergency vehicles. Poor maintenance of footpaths / kerbstones.
HE001	Could provide a car park to ease car parking on Station Road and at the station, whilst preserving trees on the site.
HE001	Parking and turning of cars is an major issue., particularly if this site were to be developed.
HE001	Has access to station and track and signal box so will have limited capacity for housing—danger to children and traffic late at night.
HE004	The site floods and run off from houses will make it worse.
HE013	Will affect the setting of the church and the entrance to the village—will make it look like a suburb.
HE007, HE008	Will impinge on the historic heart of the village and will spoil the setting of old houses.
HE004, HE005	Severe flooding on the sites in 2007 and before that, 3 foot deep—a side effect of overdevelopment.
HE004	Avoid this site. It is a lovely place for children to play.
HE004	Existing play areas for children to play are on the village periphery. HE004 is a good location for children's playspace and an elderly persons public amenity area to enhance the village.
HE004	Outstanding distinct view from the village towards Pendle Hill.

Site	Comment
HE004	The Environment Agency is too soft. The River Ribble is gold standard for water quality and river corridor management. Flooding problems.
HE007	Where is access to this site?
HE004	Small flood plain should be developed as a recreation zone in cooperation with the Environment Agency., community services, etc. outstanding views.
HE007	A large water main runs across the site from east to west.
HE007, HE008	HGVs ignore the limit and cut through to the A628. Existing highway safety and maintenance issues Absence of continuous pavement.
HE007	A long term restrictive lease on the site owned by a neighbouring landowner at Green Farm.
HE007	Draws water from springs on neighbouring land. Impact on the water table.
HE008	Southern part of HE008 might be suitable for a well-designed, high quality development of a few houses.
HE008, HE011	HE008 is fine agricultural land providing money into the local community. HE011 is a favourable site.
HE007	Moved into the village recently. Appalled HE007 surrounds our house. Negative impact on house value.
HE013	The least evasive site. But access directly onto the A65 would be dangerous.
HE008	The northern part is meadow with wildlife value. The southern part is grazed.
HE004 and HE009	These could be developed sensitively around sustainable drainage systems providing open green areas which would fit in better with the village.
HE009	Preferable as it would not affect the historic part of the village and would have less impact being tucked away.
HE009 and HE013	Seem preferable in terms of being suitable for a mix of market and affordable homes, without impacting too much on existing residents.
HE011	This field floods when it is hard.
HE009	Preferable because it would affect existing homes the least.
HE009	Northern part of the site is preferable and could fit in better. Access is easier onto the main road.
HE007	Great concerns re the loss of important green fields.

Site	Comment
HE011	This site floods.
HE011	Preferable because of easier access and located close to existing houses. Two ways in and out.
HE011	Dated photos showing extensive deep flooding on 27/1/13 provided.
HE011	Site is prone to surface water flooding. Wet at least 4 months per year.
HE011	The whole site was full of water to the top of banking.
HE013	Would be preferable as it would have a lesser effect on the existing village and residents.
HE004, HE013	Access would be by my garden—already a busy crescent. The field floods. Don't mind building on the outskirts of the village at all as it doesn't disturb people, ie; HE013.
HE011	The site floods and has done for many years.
HE013	This site would be preferable and would not impact on other residential areas.

## Question 2. Employment Land: Which Sites?

Introduction: Hundreds of sites have been suggested to us for inclusion in the local plan as housing development sites (these are in our Strategic Housing Land Availability Assessment or SHLAA), but some sites might be needed to meet our employment land requirements instead. We therefore need to identify the best sites for employment, or for a mixture of housing and employment, from those available. Our SHLAA contains a lot of useful information, but we also need to know what you think.

Do you think employment land is needed in this location and, if so, which site or sites look particularly suitable to you? Let us know why.

Site	Comment
Existing building at Railway station	Existing building (vacant) at railway station area is an excellent location for business development.
Old station yard.	It is a pity that the council cannot put pressure on West Coast Rail to make development of the old station yard and make use of their derelict industrial buildings for economic development.
HE009	Employment land HE009: School gate yards from this entrance is very dangerous.
HE011	Employment land HE011: Flood plain—house gardens and the road of Thornview flood.

## Other Comments

### Housing

Housing suitable for older people—smaller, single storey.

Central sites, or central parts of larger sites, with easier access to doctors, shops and bus stops would be preferable for older people's housing (over 55) and for downsizing.

The new development is a suburb dumped that doesn't integrate or support village life. It's scale has created a divided village.

The Station Road housing development is a very poor example of badly designed houses which must not be repeated.

Type of housing needs to be carefully chosen to fit in with the existing housing adjacent. The type of occupiers should be considered as well.

There is not a market in Hellifield (for new housing). Water table and sewerage limitations.

People in low paid care / retail / tourism jobs are not accessing local affordable housing.

Most sites are the opposite side of the village from the train station. Bus services in the future are uncertain so in the future elderly people may rely on trains.

Surface water flooding is a general threat in Hellifield. Most sites are affected to some degree. Could be an increasing problem. Drainage systems need to be well designed

### Employment

The main relationship is with Leeds direction commuting rather than Settle.

Hellifield needs employment not housing land to address the current imbalance. It has become an unsustainable settlement re: travel to work.

Employment land in Hellifield is not viable—roads will not support it.

### General

Designate a site for an outstation of the (Craven) College.

Parking provision within housing sites would help support more village shops, eg: a Co-op.

Young people are being increasingly frozen out of Hellifield.

One of the tourism opportunity site proposals includes an old persons home.

Gisburn Road flooded in 1998. Water came to the top steps of houses.

Infrastructure: A65—lots of reports in proposals for a bypass (on the internet).

## Other Comments

### Housing

Build on the outskirts rather than central locations.

Why is Hellifield always the dumping ground. Village community spirit is being lost.

Sadly Hellifield is a developers paradise.

What is the plan to provide affordable housing?

Central sites would be better for access to shops, doctors, etc. but as Hellifield has had more than it's fair share of overbuild in the last few years including social housing so the list should be reduced.

Road infrastructure to serve all community and commuters?

Village amenities are not able to serve growing village, part-time doctors, public toilets, only 2 shops at maximum.

### Employment

### General



# Settlement Feedback Forms Report: Hellifield



The questions below were presented and discussed at settlement events, along with background information, and appeared on the Settlement Feedback Forms. Copies of feedback forms and background information were available at events and on the Council’s website. Forms could be completed at events, after events or in response to information on the website. All responses and comments have been collated and transcribed below.

**Event Venue:** Hellifield Institute

**Date & Time:** Friday 19th July 2013, 3pm—8:30pm

**Number of Forms & Letters:** 14

## Question 1. Housing: Which Sites?

Introduction: Hundreds of sites have been suggested to us for inclusion in the local plan as housing development sites and our Strategic Housing Land Availability Assessment (SHLAA) looks into the pros and cons of each one. Only some of the sites will actually be needed to meet our housing requirements and we therefore need to choose the best ones from those available. Our SHLAA contains a lot of useful information, but we also need to know if people have any preferences for particular sites, and why.

Bearing in mind the number of new homes we might need to plan for in this location, which site or sites look preferable to you, and why?

Preferable Sites	Comment
HE013, HE009, HE001	These would, I believe, have adverse impact on the smallest number of Hellifield residents.
HE001, HE005, HE006	All the others are within an area that has been designated as a “Special Landscape Area”. As a council would normally seek to ensure that any future development within such areas ensures that the “special” landscape character/appearance of the area is protected—I don’t see how they <u>can</u> be developed.

Other Sites	Comment
HE005	On no account should HE005 be built on.
HE001	None especially top of Station Rd because half the road is privately owned and you cannot get a fire engine up the road due to traffic on either side of the road, and if the Blackburn Line is opened up it will be even worse.
HE001	Would not accept more houses up Midland Terrace. There is too much traffic and dangerous for children. Would oppose any plans for more houses.
HE009	Field HE009 is subject to severe flooding after heavy rain in the area circled overleaf [shows a small area to northeast of former farmstead], so should be excluded from the proposal. Also, the access to HE009 is down a very narrow strip of land adjacent to the village school.
HE004	We are against HE004 because of the flood risk to houses already there. We were informed this was a flood plain. Our garden wall [15 Park Crescent] once had to be pushed down to release flood water threatening the O.P. bungalows adjacent.
HE004	HE004 was designated a flood plain area. To build here would cause great problems. This field floods every year and we are against any building on this land.

#### Other Comments

My preference would be to develop smaller sites given that the housing targets are for only an average of 3 houses per year for 15 years which may leave larger sites, if chosen, only partially developed for many years. Also I think there should be protection for good agricultural land to protect the rural feel of the village. I would opt for the development of smaller [employment] sites for the above reasons.

No sites are preferable. Hellifield is big enough there are 2 many houses already. It should be kept as a village.

None. Why! Low income housing brings problems with it. In inner cities there are areas that have houses stood empty. Why ruin our countryside with houses that are not looked after. We do not want them.

No new houses are needed. We can't sell the ones we've got.

Please we don't need any more houses. I've lived in this village all my life and the change will not benefit anyone apart from free-loading druggies, which will not contribute anything to the village apart from drug trade.

Hellifield is fast becoming a dumping site for houses. Over the past 20 years the village has doubled in size, but the village economy has not benefited. We do not need any extra housing. No further housing is needed in the village. Just look around at all the houses for sale or to let.

I don't think the village can cope with more houses, we want to remain a village. The things which trouble me most are the amount of sewage etc. also shortage of water, electric and gas. We at Station Road own 1/2 the road and is congested now. There is nowhere to park at station when steamers come.

## Question 2. Employment Land: Which Sites?

Introduction: Hundreds of sites have been suggested to us for inclusion in the local plan as housing development sites (these are in our Strategic Housing Land Availability Assessment or SHLAA), but some sites might be needed to meet our employment land requirements instead. We therefore need to identify the best sites for employment, or for a mixture of housing and employment, from those available. Our SHLAA contains a lot of useful information, but we also need to know what you think.

Do you think employment land is needed in this location and, if so, which site or sites look particularly suitable to you? Let us know why.

Yes / Suitable Site	Comment
HE009	Not sure what "employment" is envisaged, but HE009 might be best. Easy access from the main road for delivery vehicles? Also minimum visual impact.
HE008	Because it is just out of village.
No	Comment
No	[No further comment]
No	[No further comment]
No	I don't think any employment land is required.
No	There is no suitable site.

### Other Comments

If a bypass was built it would be right if there was employment land. The roads are not suitable for any more traffic.

Most people in Hellifield commute to towns in Lancashire, Greater Manchester and West Yorkshire. There is very little work in Hellifield apart from farming and other things associated with the land.

They (government) have sold off all the industries so we have no work that lasts any-length of time. Buses run every hour Mon-Fri every 2hrs Sat. NONE Sun.

## Other Feedback (Summarised)

Hellifield doesn't need any more houses—ones already on the market are not being sold. The village is virtually a dormitory. Travel by train, bus or car to places of employment or training is expensive. What is really needed in the village is employment. The government is wrong when it advocates building more houses to aid economic recovery—building places of employment would be more beneficial. The most sensible use of site HE001 would be as a car park for rail users and steam-train enthusiasts. There are traffic, parking and maintenance problems on Station Road. Derelict land off Waterside Lane, belonging to Mr Smith (West Coast Railway Co.), should be the subject of compulsory purchase for the provision of car-parking space.