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www.ingolgolfvillage.org.uk

Ingol Golf Village Residents Association

The Ingol Golf Village Residents Association is a community organisation dedicated to protecting, preserving and improving the quality of life for local residents living in the area known as Ingol Golf Village.

This area encompasses parts of Ingol, Tanterton and Fulwood and comprises a school and mixed housing, all located around Ingol Golf Course and its many hectares of green recreational space.

Date of next residents' open meeting: Thursday 17th June 2010 at Preston Grasshoppers. (Details to be confirmed.)


Latest News:

A message from the Treasurer ([read more...](#))

Important planning amendment proposed ([read more...](#))

Join our campaign: say NO to any development on Ingol Golf Course ([read more...](#))

For more details about our organisation, objectives and campaigns, please [contact us](#) today.



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IGVRA Activities Overview - Bob Lonsdale

IGVRA Vice Chairman

www.ingolgolfvillage.co.uk



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IGVRA Activities

Team Activities

- Focussing as a team
 - Constitution
 - Fighting any building on the golf course
- Strategic Approach
 - Contacts, Planning, Communication, Funding, Legal
- Working Groups



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IGVRA Activities

Working Groups

- Planning

Processes, Institutions/Bodies, People,
Councillors, Planning Officers, Material, Tactics
& Strategies



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IGVRA Activities

Working Groups

- Planning
- Environmental

Observation, Evidence, Institutes, Graft!



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IGVRA Activities

Working Groups

- Planning
- Environmental
- Communication & Membership

Website www.ingolgolfvillage.org.uk

Member list, Newsletters, Engagement, Help needed!



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IGVRA Activities

Working Groups

- Planning
- Environmental
- Communication & Membership
- Finance & Legal

Raise fighting fund, Use legislation to advantage



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IGVRA Activities

- Team Activities
- Working Groups
 - Planning
 - Environmental
 - Communication & Membership
 - Finance & Legal
- Great Team



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Planning

Alan Brookes
Committee Member

Ingol Golf Village Residents
Association (IGVRA)

17th June 2010



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INTRODUCTION

- Origin of Ingol Golf Village(s)
- Conceived, executed and completed
- Fully integrated, housing with golf course
- Public Open Space/Golf Course
- The public open space is OUR green space



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ISSUES

- NOT about ownership
- NOT about land value
- It IS about development
- It IS about building on the golf course
- It IS a PLANNING issue
- So think PLANNING



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PLANNING

- What PLANNING means to me and you
- Planning permission for an extension
- Application to build on or develop land
- What are the Rules?
- The PRESTON LOCAL PLAN 2004
- www.preston.gov.uk



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THE PLANNING PROCESS

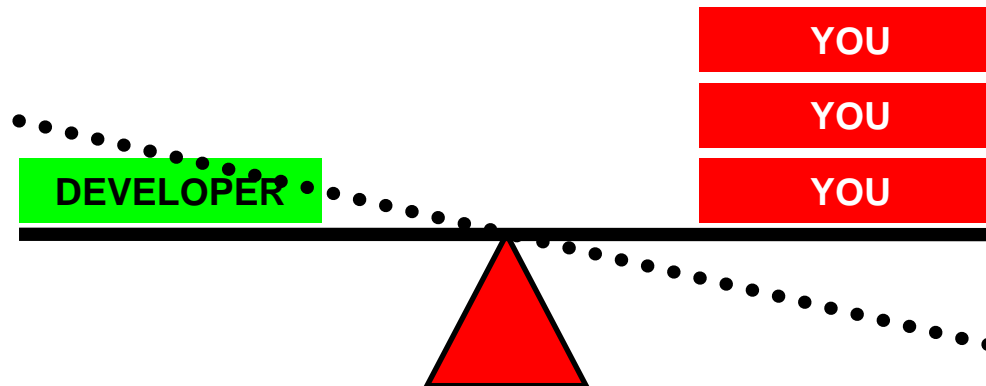
- Biased in favour of the DEVELOPER
- DEVELOPER can APPEAL when he loses
- OBJECTORS have NO right of APPEAL
- By objecting YOU can alter this bias



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THE PLANNING PROCESS

- Numbers matter
- YOU can alter the balance





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PRESTON LOCAL PLAN 2004

- 'Green Space' Policy G6 - Golf Courses
- Development will only be permitted provided that the proposals meet certain criteria
- Development on land adjacent to a golf course will be permitted



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CHANGE OF USE

- 'Green Space' under Policy G6
- Development requires change of land use/
land designation from 'Green Space' to 'Housing'
- This is key to preventing any development



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OUTLINE PLANNING APPLICATION

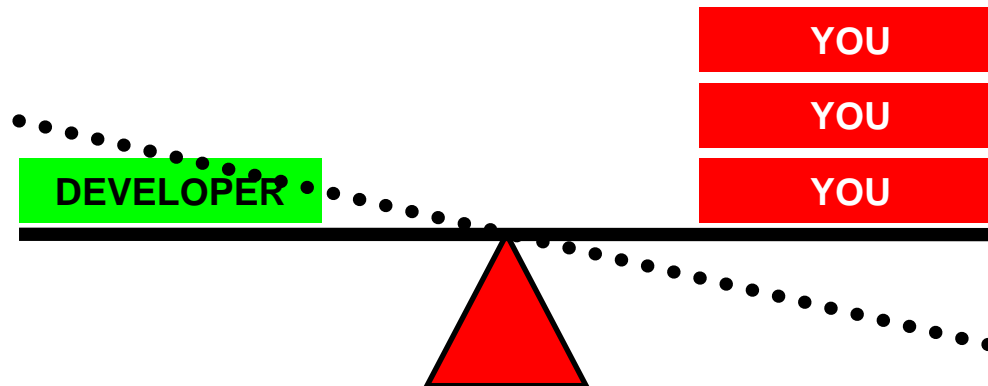
- The 'Outline Planning Application' is basically formal permission to develop the site
- Is the development 'Acceptable in Principle'?
- Once permission granted, development of the site is a foregone conclusion
- What can we do?



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OBJECT

- We can OBJECT
- We employ a PLANNING CONSULTANT
- Remember YOU can alter the balance





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OBJECT

- Wesham - Application by NT refused. Now going to Appeal
- Lightfoot House Farm - Outline planning application in 2000 granted. Outline planning application by NT for six houses in 2006 granted after High Court action. Detail planning application for 13 houses refused last week



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PLANNING CONSULTANT

- We will need to raise funds
- We can then employ the services of a professional Planning Consultant to put our objection on our behalf



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WHAT COULD HAPPEN NEXT?

- The council might grant 'Outline Planning Permission'
- In which case we will have lost



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WHAT COULD HAPPEN NEXT?

- The council might refuse planning permission
- The developer is likely to appeal
- There will then be an Appeals process
- There is also the prospect of a legal challenge to any refusal decision



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REMEMBER

- DEVELOPER can APPEAL when he loses
- OBJECTORS have NO right of APPEAL



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CURRENT POSITION

- IGVRA
- Consultation with Residents
- 'NO DEVELOPMENT'
- Forty per cent favour a quality golf course
- Fifty per cent favour a country park/parkland
- A surprising ten per cent favour coppicing willow for 'biomass' wood pellet fuel



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CURRENT POSITION

- Northern Trust
- Intent on submitting a Planning Application
- Based on 'Ingolvision' scheme
- www.ingolvision.co.uk
- Six hundred plus houses?



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Meeting with Northern Trust

- Meeting held on Tuesday 18th May 2010
- Meeting held at request of Northern Trust
- Brief from Northern Trust:

'what are your thoughts on how the scheme proposals should be progressed ?'



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Meeting with Northern Trust

- Northern Trust intend to put in an Outline Planning Application soon
- Based on 'Ingolvision' consultation
- IGVRA response was 'NO DEVELOPMENT' as per mandate from residents



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Meeting with Northern Trust

- Option of allowing development of fifteen acres was promoted by another group
- Fifteen acres equates to some 180 new houses
- Where on the golf course?
- Only fifteen acres?



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LOCAL DEVELOPMENT FRAMEWORK

- The LDF is the new name for the Local Plan
- The LDF is intended to replace the current Preston Local Plan from 2011
- It is intended to control development to 2021



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LDF DOCUMENTS

- SHLAA - 'Strategic Housing Land Availability Assessment' – Proposals for WHERE
- The letters that many of you signed and sent off were submissions to the SHLAA 'Call for Sites'
- There is also the most important document - the 'Core Strategy' - THE PLAN



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THE CORE STRATEGY

- The Core Strategy is the new Master Plan
- There are some thirty one Core Strategy 'Policy Statements'



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THE CORE STRATEGY

- Policy 19 now includes - 'Areas of Major Open Space'
- One such area intended to be between Ingol/Tanterton and Greyfriars/Sharoe Green
- Significant step forward, however
- We still need to establish extent of this 'Area' as the whole of the Ingol golf course



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WHAT SHOULD HAPPEN NEXT

- The Publication Version of the Core Strategy has been approved by Preston City Council
- There will be a six week period to comment on and challenge this Publication Version
- Goes to SoS for Examination in September



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WHAT SHOULD HAPPEN NEXT

- The First Draft of the Issues and Options Report published for consultation in September
- Doing WHAT and WHERE?
- IGVRA to make representation re extent of 'Area of Major Separation'
- There is still a long way to go to keep the golf course as a 'Green Space'



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PLANNING AID

- Planning Aid is sponsored by the government
- It is run by the Royal Town Planning Institute - 'RTPI' - www.rtpi.org.uk/planningaid/
- It is staffed by qualified chartered planners
- Its aim is to enable groups and individuals to properly respond to planning proposals



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PLANNING AID

- Planning Aid recently ran an evening 'teach in' on planning
- This was for the benefit of all the community
- Community responses to the Local Development Framework consultations
- Assist community responses to any proposals for development of the Ingol Golf Course



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SUMMARY

- Raise funds
- When an 'Outline Planning Application' is submitted by Northern Trust then engage a professional Planning Consultant



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SUMMARY

- Await issue of the Publication Version of the Core Strategy for comment
- Using knowledge gained IGVRA make a submission if Policy re 'Areas of Major Separation' challenged



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SUMMARY

- Await issue in September of the First Draft of the Site Allocations for consultation
- Using knowledge gained IGVRA make a submission for the golf course lands to be the 'Area of Major Separation'



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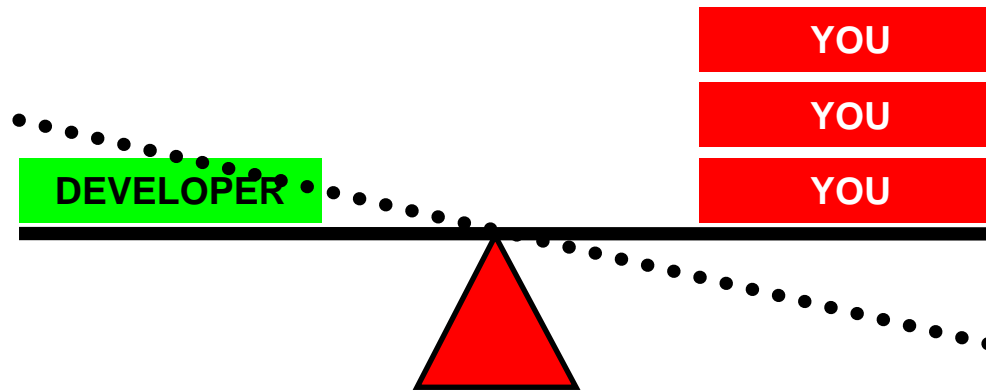
REMEMBER.....

- It's about **PLANNING**
- **YOU** can alter the balance



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PROGRESS UPDATE

Helen Ardern JP
IGVRA Treasurer



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WHAT HAS THE COMMITTEE DONE SO FAR?

- We've set up a bank account with the NatWest in the name of the residents association IGVRA.
- We each donated a small sum to open this account and pay for the website hosting account.



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WHAT HAS THE COMMITTEE DONE SO FAR?

- We've used our own money to pay for room hire, printing costs, photographic ID and travel expenses to enable us to attend planning and consultation meetings.
- We have applied for local government and charitable grants.



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WHAT WE NEED TO DO NOW

- We're looking at arranging a series of fund raising evenings and open days.
- We're aware that if we want to fight a planning application we need a substantial sum of money.
- We need to employ a professional Planning Consultant.



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WHAT WE NEED TO DO NOW

- We may need to pay legal fees.
- We need YOUR help to undertake this.



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THE PLAN

- We estimate we would need in the region of a 5 figure sum in order to fight any imminent planning application.
- We would need it in the bank ready to instruct Planning Consultants and Lawyers to act quickly on our behalf to protect the Golf course from development.



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HOW DO WE DO PROPOSE TO DO THIS?

- We would need each household in the Ingol Golf Village area to donate between £5 and £10 per month over a 4 month period.
- In total, over 4 months, this will equate to between £20 and £40 per household.
- A committee member carrying photographic ID will collect the money at the beginning of each month by visiting local residents' homes.



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HOW DO WE DO PROPOSE TO DO THIS?

- Your donation will be registered with us so we know who has given us money and how much of YOUR money we have in the IGVRA account.
- We are accountable to you the residents.



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WHAT ELSE DO WE NEED?

- We need volunteers... particularly in the following areas:
 - Planning consultants or people with related expertise.
 - Ecologists and people with environmental experience.
 - Fundraisers and people with fund raising experience and ideas.



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WHAT ELSE DO WE NEED?

- We need volunteers... particularly in the following areas:
 - Accountants & legal professionals.
 - Musicians / entertainers who can help at events.



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WHAT ELSE DO WE NEED?

- Most of all, we need volunteers who can give their time, passion and goodwill.



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TAKE A WALK ON THE WILD SIDE

- We have secured the service of an expert from the Bat Conservation Society and a local Park Ranger with excellent wildlife knowledge.
- We have organised a 'Bat walk' around the local public footpaths near the golf course. This will take place on the 30th July, 8pm – 10pm.



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TAKE A WALK ON THE WILD SIDE

- We're asking for donations as we need to raise as much money as possible!!!
- Please contact Vicki Roberts for more details.