

TOWN AND COUNTRY
PLANNING ACT 1990

PLANNING AND COMPULSORY
PURCHASE ACT 2004

PLANNING ACT 2008

PLANNING APPLICATION ON BEHALF
OF:



Church Gresley, Swadlincote

STATEMENT OF
COMMUNITY
INVOLVEMENT

planning prospects
planning and development consultancy

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1. INTRODUCTION

- 1.1 St Modwen Developments Ltd and Beepart Ltd are submitting a planning application to South Derbyshire District Council (SDDC) for a residential development on land in Church Gresley, Swadlincote.
- 1.2 The applicants have a strong commitment to community consultation and engagement as part of all of their developments.
- 1.3 This statement provides a chronological account of the consultation activity that has been undertaken within the pre-application stages of the planning application.
- 1.4 In addition, it seeks to demonstrate how the requirements laid out in the Council's Statement of Community Involvement have been met.

2. RELEVANT POLICY CONTEXT

- 2.1 The National Planning Policy Framework (NPPF) encourages applicants to work closely with those directly affected by their proposals to evolve designs to take account the views of the Community (paragraph 66). In doing so, proposals that emerge should be looked on more favourably. It advises that planning should aim to involve all sections of the community in planning decisions (paragraph 69). Early and meaningful engagement and collaboration with neighbourhoods, local organisations and the community is encouraged (paragraph 189) before submitting applications.
- 2.2 In line with the statutory requirements, each local authority is required to produce a Statement of Community Involvement (SCI) which sets out how the community will be consulted in the preparation of Development Plan Documents, as well as setting guidelines for how developers should consult with communities both prior to, and during the submission of planning applications.
- 2.3 The South Derbyshire District Council Statement of Community Involvement was adopted in March 2006 and sets out the Council's approach to stakeholder engagement for planning applications within the District. The Statement of Community Involvement is a statutory document which details how and when the Council will involve the community in the preparation of the planning policy documents that make up its Local Plan. It also provides information on the Council's approach to engaging the wider community in the process of determining planning applications, particularly those involving major development proposals.
- 2.4 The Statement states that "The developer will be encouraged to meet with Council officers to discuss potential issues relating to the development and their proposed approach to consultation" along with "actively encouraging developers of larger schemes to inform and involve the community in shaping their proposals".
- 2.5 If the development is considered to be significant scheme, or where schemes have the potential to be controversial and/or are likely to be of significant local interest, a supporting statement will be requested to accompany the application which should include:
- The potential issues relating to the development and the purpose of the Consultation;
 - A description of the approach taken including the methods used (and rationale) and the stakeholders/community groups involved;
 - An outline of the key outcomes;
 - An explanation of how the outcomes were considered by the developer and/or how they will be addressed in the development; and
 - An outline of the benefits of the consultation exercise i.e. How the activity has benefited the development or the process of development.
- 2.6 SDDC will actively encourage the developer to make the statement available to those who have been involved.

2.7 In acknowledgement to SDDC's own SCI, current Government guidelines and in line with St Modwen's own best practice of working alongside those communities in which it will be operating, a commensurate programme of engagement was carried out. The following report sets out the activity undertaken, the feedback received and in line with SDDC's expectations, how local views have been considered in the development of the final application.

3. PRE-APPLICATION CONSULTATION

Public Exhibition

- 3.1 A public exhibition was held on Tuesday 7th May 2013 at St George and St Mary's Community Rooms, Church Gresley. The public exhibition ran from 16.30 to 19.30.
- 3.2 An invitation newsletter with information about the forthcoming public exhibition was distributed to approximately 550 properties within the vicinity of the site on Thursday 25th April 2013.
- 3.3 A Public Notice advertising the public exhibition was published in the Burton Mail on Saturday 27th April 2013,
- 3.4 A copy of the exhibition invite newsletter is included in Appendix 1.
- 3.5 The focus of the public exhibition was to obtain local feedback on the draft masterplan and emerging proposals for the site.
- 3.6 St Modwen's Senior Asset Manager was in attendance for the duration of the public exhibition alongside members of the project team including representatives from Planning Prospects (Planning Consultants), Node (Masterplanner) and Crofts (Transportation).
- 3.7 On display at the exhibition were a number of panels which detailed:
- Overview
 - Local Movement and Access
 - Constraints
 - Opportunities
 - Design Principles
 - Illustrative Masterplan
 - Illustrative Materials
 - Key Issues
- 3.8 A copy of the exhibition display material is contained within Appendix 2.
- 3.9 Approximately 120 people attended the event. 118 people signed an attendance sheet.
- 3.10 Some photographs of the exhibition are included below:



3.11 The exhibition also provided:

- A consultation feedback box to deposit completed feedback forms anonymously; and
- An opportunity to request copies of the exhibition boards.

3.12 Feedback forms could either be completed at the venue or returned by post or email after the event. These were then collated and feedback analysed by the project team. A copy of the feedback form is included within Appendix 3.

3.13 From the exhibition we received 47 completed written feedback forms, letters and emails.

3.14 Detailed analysis of the feedback forms is summarised below:

3.15 The figure below shows the number of times key themes were raised during the public consultation event. It indicates that issues relating to access, traffic, drainage and local amenities are considered important by those that attended the consultation event.

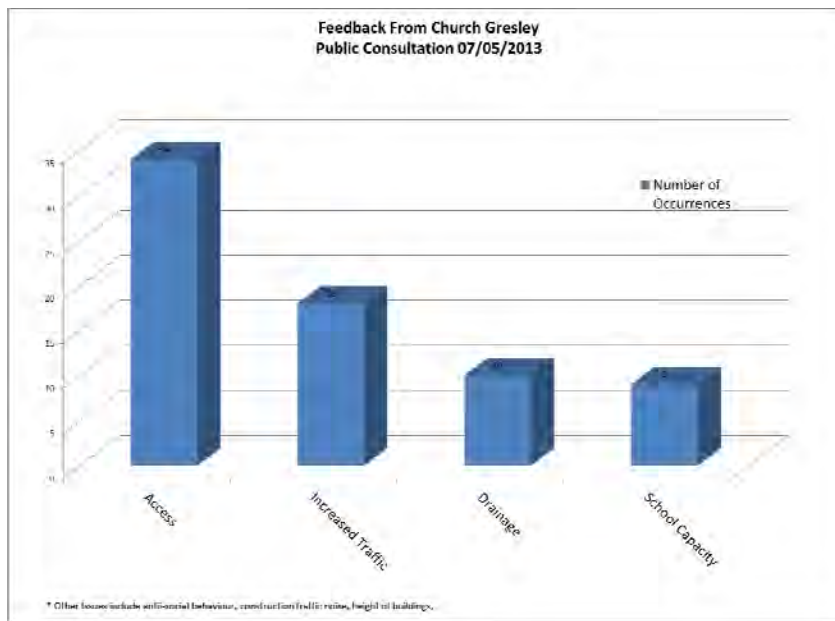


Figure 1: Number of occurrences key themes were raised during public consultation event

3.16 Other issues that arose on a less prevalent basis included:

- Football club location (8)
- Football Club Traffic / Noise etc (8)
- Property Devaluation (7)
- Child Safety (7)
- Village Amenities (excluding school) (6)
- Trees / Hedgerows (6)
- Greenfield Site / Forest Land (6)
- Flooding (5)
- Access in Bad Weather (4)
- Other issues that arose on no more than two occasions:
- Anti-social behaviour
- Construction traffic / noise / disruption
- Increased pollution
- Loss of public footpath Church Gresley to Albert Village
- Views
- Dog mess bins
- Height of buildings

- Location of proposed children's play area
- Bungalows
- Planning Gain

3.17 The feedback from the Public Consultation Event has been considered during the design evolution of the proposed development noting principally the following:

- A parcel of land is included as part of the proposed development to facilitate the expansion of St Georges Primary School.
- The proposal includes vehicular access from Rockcliffe Close. The access from Church Street is for emergency vehicular access but will also improve the existing vehicular access to the school and include a dedicated school drop-off area and additional parking, resulting in a safer environment during school drop-off and pick-up times.
- A signalised junction is being considered for the currently uncontrolled junction of Church Street and Thorpe Down Way. This will regulate traffic movements contributing to a safer junction, as well as slowing traffic along Church Street.
- The development has been designed to ensure it includes sustainable surface water drainage proposals which will manage surface water drainage within the site. Connections to foul drainage are also set out within the application proposals.
- The development now includes the predominant retention of tree copses at the eastern corner of the site adjacent to Silkstone Close and the northern corner of the site adjacent to Bob Southern Grove.
- The relocation of Gresley FC will not form part of this development proposal (instead it is proposed to be provided in the historically suggested site off Penkridge Road), but this development can contribute to the relocation of the football club through a financial contribution into new off-site recreation facilities.
- The mature tree belt along the site's north western boundary will be retained.
- Public footpath links running through the development linking Church Gresley with Albert Village will be retained, although their route could be slightly amended.
- Trees and hedges will be retained as much as possible.
- New open space has been designed to provide a high quality local amenity, safely overlooked by new properties.
- A Construction Phase Management Plan is proposed to address short term construction impacts and protect the living environment of existing residents during the construction phase.
- A Landscape Assessment has been prepared to ensure the development can be accommodated on the site with minimal landscape impact. Heights of properties will be

traditional two and three storey houses. Flats are not proposed. An element of bungalows could be included at the Reserved Matters stage if there is a perceived demand.

4. ADDITIONAL CONSULTATION

- 4.1 The proposals have been discussed at length with officers of SDDC. A formal pre-application meeting was held at South Derbyshire District Council Wednesday 16th June 2013. The meeting was attended by Tony Sylvester (SDDC development and building control manager), Jason Tait (Planning Prospects) and Julie Rossiter (St Modwen), where the technical requirements for the planning applications were agreed and the proposed development discussed further. It was during this discussion that the expansion of St George's primary school was highlighted as a key requirement of SDDC and the inclusion of land provided within the proposal to facilitate the expansion of the school as a significant benefit to the local community.
- 4.2 A meeting was also held with SDDC planning officers and St George's C of E Primary School Derbyshire County Council Education Department and the local Ward Councillor, Cllr Southerd, on Thursday 4th July 2013. The proposals were discussed with both the school and Cllr Southerd highlighting their requirement for an improved access with potential drop-off point as well as indicating their need for expansion. Both these issues have been taken into consideration by the proposed development.
- 4.3 There have also been pre-application discussions with a range of statutory undertakers and statutory consultees which have informed the proposals put forward and content of the planning application submission. These are referenced in relevant supporting reports but have included the following, amongst others:
- Derbyshire County Council Highways;
 - Environment Agency;
 - Severn Trent;
 - National Forest Company;
 - Derbyshire County Council Education Department;
 - South Derbyshire District Council; and
 - Coal Authority

5. CONCLUSIONS

- 5.1 This report has demonstrated that St Modwen has fully embraced the spirit of local consultation expressed in national and local policy.
- 5.2 A public exhibition was held on Tuesday 7th May 2013 where 120 people attended the event and 47 written feedback forms, letters and emails were received by St Modwen as a result. Feedback received from each of these has been considered in the evolution of the scheme and where possible and justified has influenced the proposed development put forward in the submitted planning application.

5.3

Appendix 1

Invitation to St Modwen Public Consultation

South Derbyshire District Council recently published a draft Core Strategy Plan which included proposals for a new housing development and the relocation of Gresley FC on land in Church Gresley.



St Modwen are one of the UK's leading developers and regeneration specialists. We want to explain our proposal for this land in Church Gresley and listen to your comments, feedback and ideas both about this land and local planning and environment issues you think we should take into account.

Accordingly we would like to invite you to a consultation event which we are holding at **St George & St Mary's Community Rooms, Church Street, where you can come along anytime between 4.30pm and 7.30pm on Tuesday 7th May 2013.**

If you are not able to attend, we would be pleased to receive any comments you may have about the site or answer any questions by contacting our Planning Consultants on 01905 828303 or email at info@planningprospects.co.uk.

We very much hope you will be able to come along.

Appendix 3

New Housing Development, Church Gresley

Public Consultation Meeting – Tuesday 7th May 2013

Comments Form

Name;.....

Address;.....

Please provide any comments you may have about the proposals or any alternative suggestions for the site or local issues it should address:

