

## STATEMENT OF COMMUNITY INVOLVEMENT

### Land to the East of High Burgage, Winteringham

This Statement of Community Involvement (SCI) has been prepared by Barton Willmore on behalf of KCS Development ('the applicant'). The SCI demonstrates how the applicant has consulted with the local community regarding the proposed residential development at the above site.

The applicant first presented the idea of the scheme to the Parish Council when they attended the council meeting on the 4th September 2018. Since September 2018 they have provided the parish council with a monthly report on progress towards an application so that local people are informed of the investigatory / preparatory work that has taken place.

The applicant held a public consultation event from 18:30 to 20:30 on the 27<sup>th</sup> March 2019 at Winteringham Village Hall. Prior to the event a flyer was sent to those properties in the immediate and surrounding area, which was also sent to the Parish Clerk to advertise on appropriate notice boards. Both the flyer and a plan outlining where flyers were delivered to is attached to this statement.

The event was attended by the applicant, a representative from Barton Willmore and approximately 70 local residents. Feedback forms were provided to attendees which also asked whether they would like to be kept up to date with changes on the proposals and to send any additional comments too. Limited written responses were received at the event and following the consultation, however a number of verbal responses were noted on the night, which are considered in this statement.

The event began with the applicant giving a 25 minute presentation which discussed the proposal in detail. A handout accompanying the presentation was provided which outlined the details of the site, the constraints and the proposed development. The presentation was followed by a 90 minute question and answer session, which this Statement seeks to summarise and respond to.

#### The principle of development

##### **1. Have the Council said they are happy with the principle?**

This question was raised by the Parish council, following the introduction. A formal pre-application consultation has taken place with the Council who noted that the Council do not currently have a five year land supply, which renders their relevant policies out-of-date and therefore in principle the development is acceptable.

##### **2. Do the council now have a five year housing land supply?**

The leader of the Council was present at the meeting and highlighted that the Council do in fact have a five year land supply. It is noted that the most recent planning committee confirms that this is not the case, however it is also noted that the most recent planning committee pre-dates the Council consulting on a five year land supply position statement. This statement is out for consultation and will then need to be submitted to the planning Inspectorate for approval. Whilst, this is happening and until approved the Council do not have a five year land supply, noting that this position may change.

#### Drainage problems

##### **1. These exist at the moment and 50 new homes won't help.**

As with any new development, the scheme should not have an adverse impact on the current position, however it does not need to resolve existing problems. The application has been subject to a full Flood Risk Assessment and drainage strategy, which will store any surface water on site in ponds and tanks, prior to being discharged to the local network at the same rate as the greenfield that currently is in place.

**2. How does this scheme link into the bungalow scheme?**

The scheme is designed separately to the bungalow scheme to the north as neither application can rely on the other as they cannot guarantee delivery of the other scheme. The drainage therefore needs to be mitigated on site separately to that scheme in the event that it does not come forward. It is noted that the application was withdrawn therefore it may not come forward. Should a new scheme be lodged on that site it would however need to fully mitigate its own drainage. This scheme will not prejudice its ability to be able to do that.

**3. It floods to the bottom of Erskine Road.**

As per our response to question one, the proposed development will not have any greater impact upon this part of the settlement.

**4. Where is the foul drainage to go? The local system cannot cope.**

Drainage consultants have been liaising with Anglian Water who in turn confirmed that the existing system has sufficient capacity to accommodate the extra drainage. A number of concerns were raised at the event and following these concerns further consultation has taken place between the applicant's drainage engineers and Anglian Water. Anglian Water have in turn reiterated their previous advice that the current system has capacity and note the previous issues, however they have stated that these have now been resolved. Copies of the correspondence will be included as part of the Flood Risk Assessment accompanying the application and Anglian Water will be a statutory consultee in the determination process.

**5. Ferry lane has an issue from foul drainage**

The proposed development will not exacerbate any issues in this area.

**6. The duty and stand by pumps have previously failed as the reservoir is over capacity and backs up under pressure. The AW system is simply a 300mm drain which cannot deal with storm water.**

Anglian Water have been consulted through the pre-application process and will be a statutory consultee on the planning application, however they are not raising any concerns over the development.

**7. The settlement is served by a host of independent systems which don't interact. This system and the bungalows application will add to that.**

The application will drain into the existing system. The surface water will be held on site and released at a controlled rate of discharge, therefore it will work with the existing systems, rather than being a new separate system.

**8. Non return valves could be added to each property.**

Any mitigation from the development can only be applied to mitigate the impacts of the development itself not any pre existing issues in the settlement. On this basis the application would not be able to provide this.

**9. There is a natural spring running through the middle of the site.**

Further consideration has been given to this and no evidence has been found by the drainage consultant.

Infrastructure

**1. There is a lack of school places.**

Through discussions with the local school there are currently 10 available spaces, with the site only anticipated to require 11 spaces. A financial contribution can be made to the school to assist with any future expansion needs. However, it should be noted that not all new residents will have children, of those with children, not all will be of primary school age and of those with primary school aged children they will be varied in age, therefore not all going into the same class. On this basis it is not anticipated that there will be any capacity issues.

## **2. No shops**

The lack of facilities can sometimes be as a result of the lack of development, with shops and services not being viable. The new homes will therefore assist in reversing this trend.

## **3. The Doctors surgery is currently at capacity.**

Having made enquiries this is not the case. However, a consultation will be carried out by the Council in the determination of the planning application and should a financial contribution be required this will form part of the final list of contributions.

## **4. Where will the children play?**

There are existing play facilities in the settlement which will be sufficient for those from the new development.

### Highways

## **1. 55 houses – 110 vehicles all exiting onto the main road at a narrow point with poor visibility**

A full transport assessment has been carried out considering the location of the site access, with this considered the most appropriate location. The residents will not all exit the site at the same time, for example those with children will have a different routine and as such the 110 vehicles will not be representative. The transport statement has considered the level of movement on the existing road and this will not cause any issues with highways safety.

## **2. Parked cars here block visibility.**

The transport statement has considered the visibility splays and they all meet guidance.

## **3. Buses can't pass, what about construction vehicles?**

A full construction management plan will be agreed via the conditions of any approved planning permission, therefore this will not be an issue.

## **4. The speed survey was carried out on a bank holiday/in school holidays.**

The speed survey was carried out on Friday April 13<sup>th</sup> 2018

## **5. What was the result of the speed survey?**

The mean average speed survey was 28 miles per hour with an 85<sup>th</sup> percentile speed of 34 miles per hour. The access and sight lines have therefore been based on these results.

## **6. Will the roads be built before the houses?**

The development will be built in a phased manner, with the new access first. The internal roads will be delivered as the houses are built.

## **7. Why can't the access go further south?**

The access has been designed at the most southern point of the settlement, balancing the best location with the character of the settlement. To deliver the access further south would result in new homes being located further south than those to the west, which on balance was not considered to be the most appropriate option.

## **8. There is a Public Right of Way to the north of the site which goes through someone's drive.**

This is to be amended on the submitted plans.

### Lack of affordable homes

## **1. Only 5 affordable homes are proposed. Why can't these be for first time buyers? How do you propose to secure the affordable homes?**

The application fully complies with the Councils policy on affordable homes.

## Other

### **1. Should build on PDL first.**

National guidance only requires a preference for Previously Developed Land, however it is noted that there is none available in Winteringham. The use of previously Developed land has to be balanced against all other factors, particularly sustainability. Winteringham is a sustainable settlement suitable for growth, however no sites exist to deliver the homes, other than greenfield sites. On this basis the site is as preferable as any other.

### **2. Public Open Space – onsite v offsite, including the Barton on Humber Leisure Centre.**

A contribution could be made for off site public open space and recreational facilities. Whilst not implying support for the scheme, a without prejudice view was that any financial contributions should be spent locally not at the Barton on Humber leisure centre.

### **3. What is the link between the Outline and Reserved Matters Applications? And what is to stop a housebuilder changing the proposal at the Reserved Matters stage?**

The application will include layout, which will only result in a future application being required for the design. Whilst the applicant cannot control how this may look, the Council can and any inappropriate application would be refused.

### **4. How does the scheme meet with the commitment to the Councils clean air policy?**

The application will be supported by a travel plan including details of this, together with the implementation of travel passes and cycle storage facilities in the properties, to encourage non car transport.

### **5. Ecology**

A full ecological survey has been carried out noting potential habitats for some species. However, the scheme has been designed to retain key habitats and enhance these where possible.

### **6. Why is the woodland in the red line boundary?**

The woodland is in the redline as that is the application site and enables conditions to be applied to this area, such as enhancement. This part of the site is not considered for development and none is proposed. The trees in this area are all protected via the Conservation Area and therefore could not be removed.

### **7. Why haven't you spoken to the neighbouring developer?**

No, the application has been withdrawn.

### **8. What are the economic and social benefits to the settlement?**

The economic and social benefits are the delivery of the homes, the increase in population and enhancement to the vitality of local services. Together with this are the social benefits of mixed communities and the new affordable homes in the area.

### **9. What is the timetable for the application?**

Following comment at the event, these will be considered with submission in spring.

### ***Following the question and answer session the following written Comments were provided at the consultation event***

1. Very concerned regarding run off water and sewerage
2. Came to the meeting to find out the facts
3. Ecology, highways and drainage are my main concerns, the character of the village will be spoilt, 50 homes are too many, brownfield sites should be used not agricultural land
4. Traffic problems, drainage problems, public amenities are not able to cope
5. Concerns on additional surface and foul drainage, increase particularly in low Burgage
6. Request to see the ecology report

7. The settlement has 430 homes at present, 55 is a significant percentage increase and will change the character of Winteringham.

### **Conclusion**

A consultation event was held on the evening of the 27<sup>th</sup> March at Winteringham village hall regarding a residential proposal at land to the east of High Burgage in Winteringham.

This document summarises the extent and details of the event and answers questions and comments which were raised on the evening and which was well attended by members of the public. The attendance at the public consultation events by the applicant and the development team provided residents with the opportunity to discuss particular points of interest and concern.

The consultation process has directly informed the formulation, development and refinement of the scheme, and has ensured that the submitted proposals have been designed giving full consideration to the views of the local community.

Figure 1- Extent of Leaflet Drop Area



Figure 2- Leaflet (front)



Figure 3- Leaflet (back)

