

Statement of Community Involvement

Land off Roman Road, Moulton Chapel



Larkfleet Homes

November 2018

LarkfleetHomes

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1. Executive Summary

This Statement of Community Involvement (SCI) provides a summary of the pre-application public consultation process undertaken by Larkfleet Homes for proposal of up to 99 new homes on land north of Roman Road, Moulton Chapel.

Larkfleet Homes has undertaken a programme of pre-application consultation from August to September 2018 to proactively consult and communicate with stakeholders and the local community about the proposals.

The consultation included a public exhibition on Wednesday 12th September 2018 which was held at Moulton Chapel Youth and Community Centre, Woodgate Road, Moulton Chapel, PE12 0XF. The exhibition was attended by 87 people, and 38 people provided feedback. The feedback showed that 9 respondents were supportive of the proposals.

The most frequent points raised, by respondents about the proposals, were:

- Concerns regarding the condition and traffic on Roman Road in relation to the access on site.
- The impact of the new development on the local infrastructure.

2. Introduction

Background of the site and the proposed development

Larkfleet Homes propose to bring forward an application of 99 new dwellings, which a proportion would be affordable homes, on land north of Roman Road, Moulton Chapel. The proposed development includes a mixture of properties ranging from two-bedroom to four-bedroom homes for families, first time buyers and the elderly. Larkfleet also propose areas of public open space, along with a children's play area as part of the development.

The site is outlined in red on the map below



Political boundaries

The site north of Roman Road is situated in the South Holland district of Lincolnshire. Within South Holland, Moulton Chapel is located in the parliamentary ward of Moulton, Weston and Cowbit. This ward has an area of 8,693 hectares which represents 11.71% of the total area of South Holland District.

Summary of public consultation

Larkfleet Homes have undertaken a programme of pre-application consultation from August to September 2018, to proactively communicate with local stakeholders and communities to enable a strong foundation for ongoing community engagement. The consultation has included the engagement with the MP, councillors and parish councillors, local residents and local businesses.

The views of the local community have been sought and considered in the formulation of the proposed development. The SCI will be made available to the Local Planning Authority as part of the submission of the planning application.

Under the Localism Act, Article 61(w) there is a requirement for Larkfleet Homes to carry out pre-application consultation where planning permission is sought for the development of any land in England. This piece of legislation clarifies the governments obligation to involve communities in developments that could affect them.

The remainder of this document sets out the engagement and consultation programme undertaken in relation to the proposed development. This includes addressing feedback received during the course of the public consultation.

3. Community engagement and consultation – the approach

The core objectives underpinning the application consultation were to:

- Present project proposals and information
- To understand and take onboard concerns that were raised about the proposal
- Respond and address issues raised by the public
- Inform the final proposals and respond to any issues raised.

To achieve these objectives, Larkfleet homes delivered five key steps to approach community consultation:

1. Engagement with key stakeholders
2. Promotion of the proposals and the public exhibition
3. Public exhibition
4. Capturing and analysing of the feedback responses
5. Preparation of the Statement of Community Involvement

4. Community engagement and consultation – delivery

This section of the SCI document outlines and describes the activities undertaken for the engagement and consultation of the community.

4.1. Engagement with key stakeholders

A number of key stakeholders including: the local MP, parish councillors and ward councillors for Mouton, Weston and Cowbit. These individuals were identified as key stakeholders in the process of engaging the community. The key stakeholders were informed about the proposed development and details of the public consultation. A full list of the stakeholders who were contacted as part of the public consultation are attached in appendix A.

4.2. Promotion of the proposals and the public exhibition

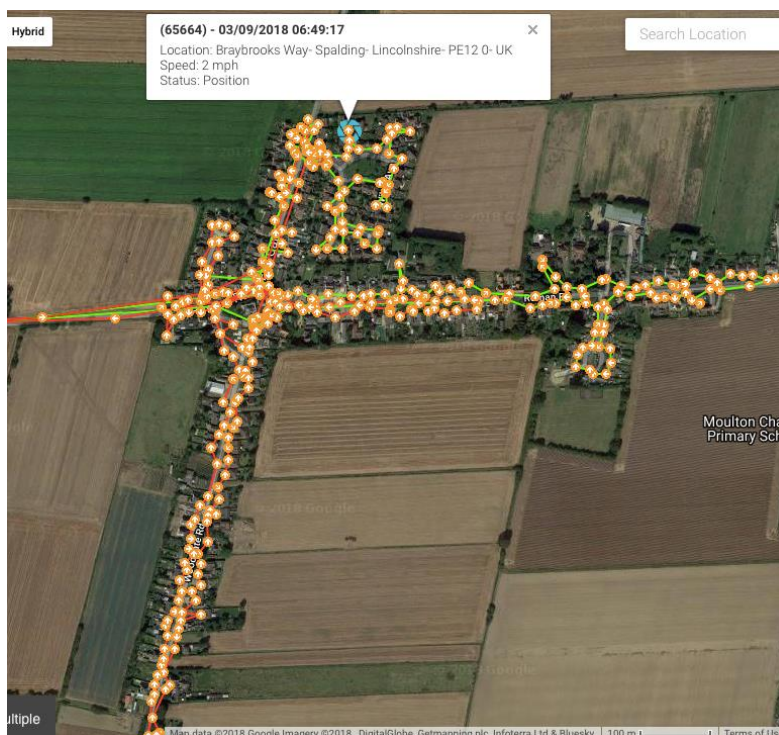
To ensure the majority of the local community had been informed about the public exhibition Larkfleet aimed to promote the information. This promotion was undertaken through: flyers sent out to residents, media coverage and letters to stakeholders and local businesses.

Letters to Stakeholders and Local Businesses

After the conformation of the time and date of the public exhibition, stakeholders were contacted via second class post (Appendix B) on Tuesday 4th September 2018. The letter informed the stakeholders of the proposal and the public exhibition.

Flyers to residents

Approximately, 650 flyers (Appendix C) were hand delivered by a Peterborough based company called SPS leaflet distribution, who provide a professional and reliable service. The flyers were distributed to local residents who lived within the village of Moulton Chapel and within close proximity to the site on the 3rd September 2018. SPS employees used GPS to track the distribution of flyers. A map of the homes who were sent flyers can be found in (Appendix D). The flyer briefly informed residents of the proposal and advertised the public exhibition, it also included the consultation phone number.



Appendix D– Map of where flyers were sent out to residents

Media

A local newspaper known as the Spalding Guardian was contacted to publish and advertise the public notice. The local newspaper published the advertisement on the 30th August 2018 (Appendix E). The advert, similar to the notification flyers, was published to raise awareness of the public exhibition on the 12th of September. In order to provide enough notice the announcement was published nearly two weeks before the exhibition event.

4.3. Public exhibition

A public exhibition was held at Moulton Chapel Youth and Community Centre, Woodgate Road, Moulton Chapel, PE12 0XF. The venue was located in central position within the village and provides good access for all residents.

The exhibition was held on Wednesday 12th September between 3pm and 7pm. The drop-in event allowed flexibility for all members of the community to attend around their daily commitments. (Please see appendix H for photographs)

Attendees of the exhibition were welcomed upon arrival. Members of the project team directed attendees to the various materials on display, residents were encouraged to ask any questions they may have. The attendees were asked to provide feedback by filling in the feedback form.

Displays and Materials

A1 exhibition boards (Appendix F) were produced to provide detailed information on the proposed development as follows:

- Introduction
- Planning framework
- Our proposal
- Draft illustrative masterplan
- Traffic and Access
- Benefits of the proposal
- Sustainability and services
- Next steps

Project Team

A range of project team members, representing a variety of specialist areas, attended the exhibition. Members of the project team can be seen in the table below (table 1). Members of the project team were selected to provide a full range of expertise, in order to deliver detailed information and answer technical questions.

Name	Company
Hannah Guy	Larkfleet Homes (Planning Manager)
David Morris	Larkfleet Homes (Senior Land Manager)
Mark Croker	Larkfleet Homes (Company Architect)
Dan Wedekind	Larkfleet Homes (Architectural Assistant)
Charlotte Dew	Larkfleet Homes (Planning Graduate)

Table 1 – Project team members attendees of the public exhibition.

Feedback

There were a number of ways stakeholders and local residents could offer their feedback:

Consultation phone number

A phone number was accessible for stakeholders and residents to submit queries and comments to.

Consultation feedback form

Accessible at the public consultation was a feedback form (Appendix G). This form was a two-sided A4 document that allowed attendees of the public consultation to provide feedback on the proposals. Additionally, the form provided a space for attendees to leave their contact details to register for updates about the project. The feedback form consisted of closed (tick box options) and open questions (a free text area for people to provide comments).

4.4. Capture and analysis of the feedback and responses

The completed feedback forms have been collected and analysed. The responses from those who attended the public exhibition were summarised anonymously.

5. Results/ findings of the public consultation

5.1. Key Facts

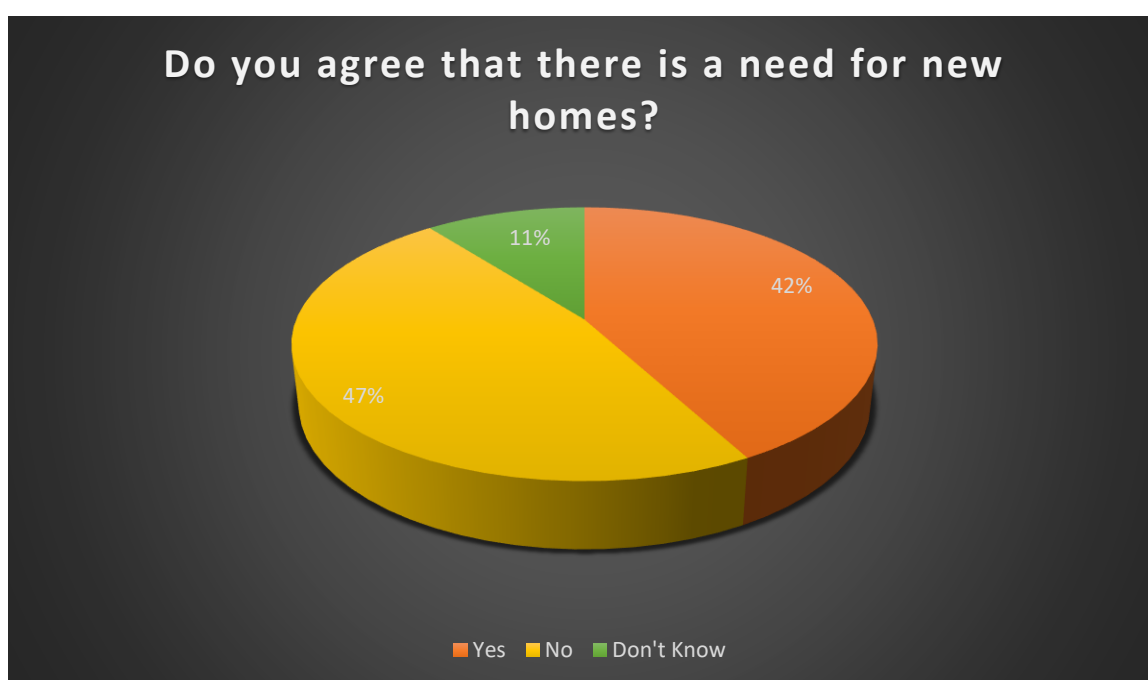
- A total of 87 people attended the public exhibition on the 12th of September.
- A total of 38 feedback forms were completed.

5.2 Key findings from the consultation feedback form

The key findings from the consultation feedback forms can be found below. Please note some questions allowed residents to choose more than one option.

- ***Do you agree that there is a need for new homes?***

This question listed three tick box answers for respondents to choose from. A total of 38 people answered this question, and their answers have been displayed in the chart below (Graph 1). The majority of residents disagree there is a need, some residents believed there is need for housing and 11% of resident did not know.



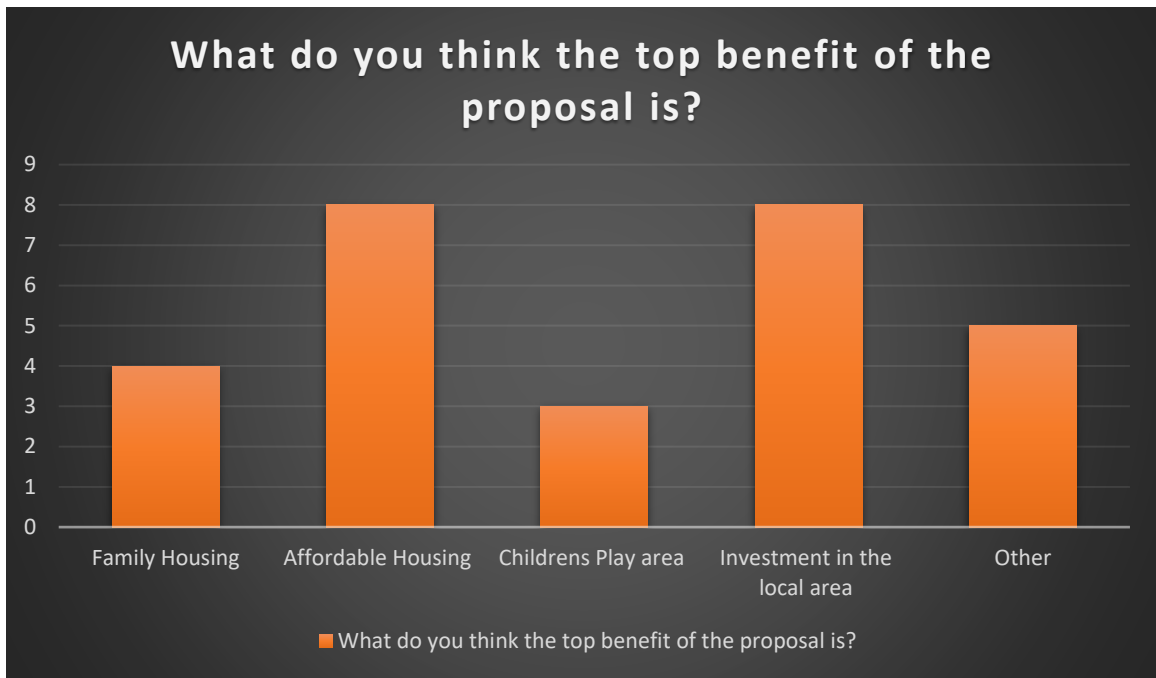
Graph 1: Responses to 'do you agree that there is a need for new homes?'

- ***What do you think are the top two benefits of the proposals? (please tick two boxes)***

This question had five options to choose from, and asked them to choose two options. The responses have been displayed in the bar chart below (graph 2). The question also gave respondents the opportunity to select a free text area to list any other comments they may have. These other comments are summarised in (Table 1).

Comments from those who ticked other	
No benefit to Moulton Chapel	12
No new homes need	1
More people to support local pubs	1

Table 1: Summary of comments from those who ticked other to the question 'What do you think are the top two benefits of the proposals?'



Graph 2: Responses to 'What do you think are the top two benefits of the proposals?'

• ***In your opinion, what are the two most important things for us to consider in taking forward our plans?***

This question listed seven possible answers for residents to choose from, the results from these can be seen in the chart below (graph 3). The three most important factors highlighted by respondents were: minimising the impact of traffic generated by the development on the local road network, minimising disruption during construction and providing a good mixture of housing. The question also gave locals a free text area to list any comments, these have been displayed in the table below (table 2).



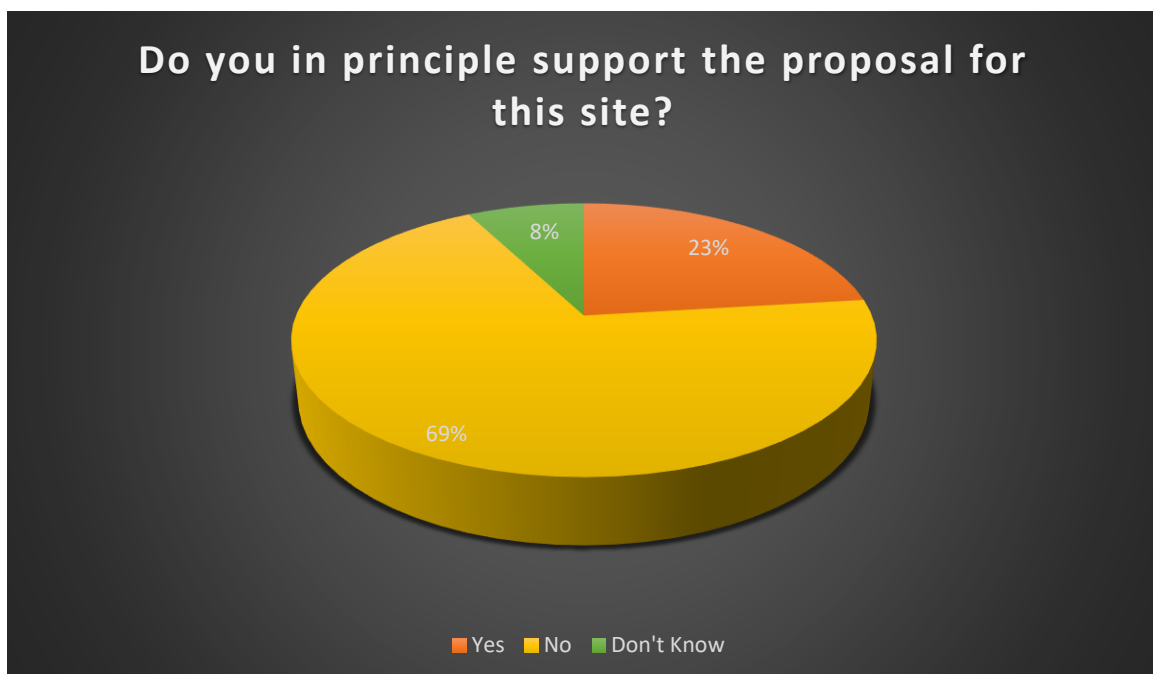
Graph 3: Responses to what are the two most important things for us to consider in taking forward our plans?

Comments from those who ticked other	
Minimising impact on adjoin residents	1
Improving Broadband during construction	1
Ensure no detrimental impact on existing services	2
Traffic/Speed through the village	1
The availability of school places	1
Ensuring privacy is maintained	1
Protection of current wildlife and environment	1

Table 2: Summary of comments from those who ticked other to the question 'what are the three most important things for us to consider in taking forward our plans?'

- **Do you in principle support the proposals for this site?**

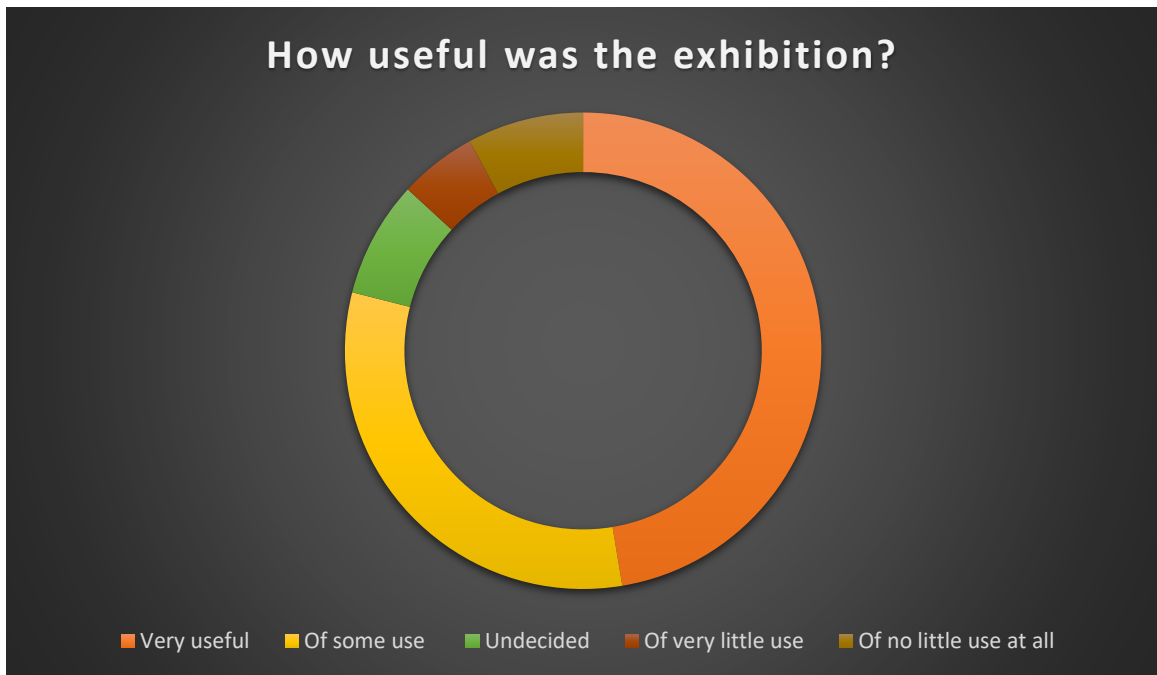
The question allowed respondents to choose one of three possible answers. The responses are displayed in the pie chart below (graph 4). A large proportion of residents do not support the proposals for the site. This response was expected and we aim to work with the community to get them further on board. However, 23% of residents supported the scheme and 8% didn't know how they felt about the scheme.



Graph 4: Responses to 'Do you in principle support the proposals for this site?'

- **Overall, how useful was the exhibition for you?**

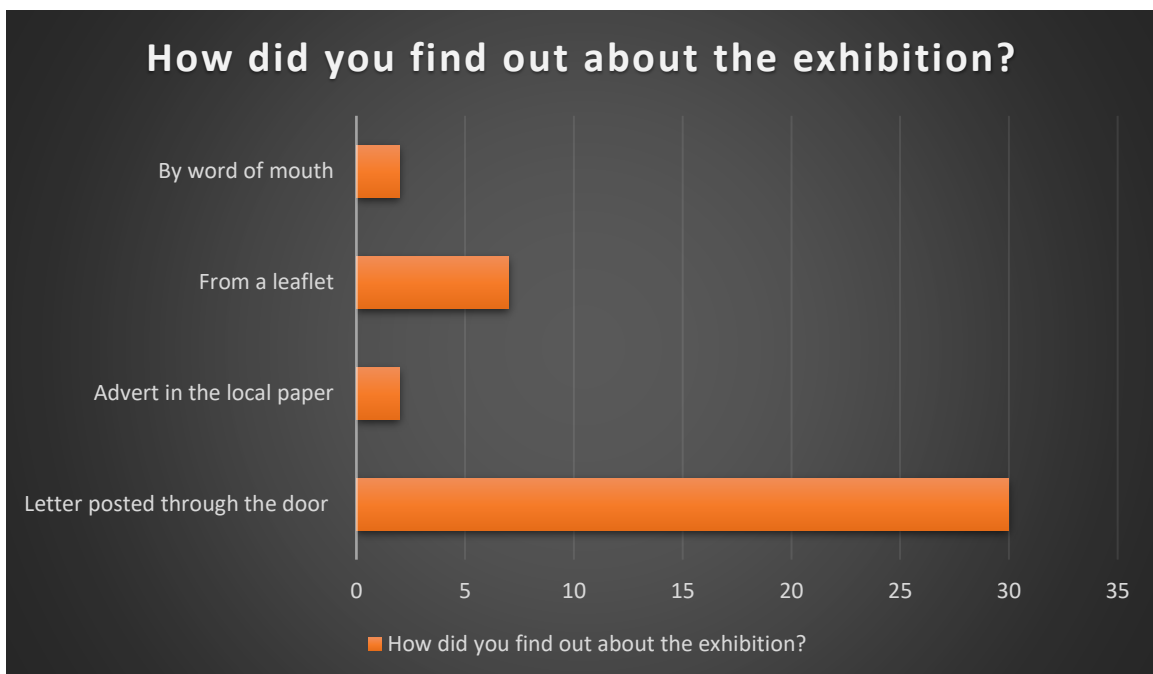
This question was put forward to understand how our exhibitions inform the community of the development proposal. This question gave respondents the opportunity to choose one of five answers. The pie chart below displays the results diagrammatically (graph 5). More than half of the responses agreed the exhibition was 'very useful' in communicating our proposals to the village residents.



Graph 5: Responses to 'Overall, how useful was the exhibition for you?'

- **How did you find out about the exhibition?**

This question was used to identify the best method of informing local residents about the event. The respondents were given four possible answers; their responses are displayed in the bar chart below (graph 6). The majority of residents who attended the public exhibition were informed of its date, time and location via a letter posted through the door.



Graph 6: Responses to 'How did you find out about the exhibition?'

- **Do you have any comments about the proposals?**

This final question was an open-ended question. A free text area allowed respondents to list any comments, these have been displayed in the table below. Four respondents did not make any extra comments. Comments have been summarised.

Comments made about the proposal	
Concerns regarding the condition and traffic on Roman Road in relation to the access on site	12
The impact of the new development on the local infrastructure.	11
The new development will be too expensive for locals to purchase	1
The proposals are against what a village should be	2
There needs to be more than one access	1
Great for young people joining the housing market	1
Concerns raised over how public space and children's play area will be maintained	1
Concerns raised over the existing wildlife in the area	1
Concerns raised over privacy with adjoining properties	1
Larkfleet asked to invest in the funding for a children's play area behind the community centre	1
Affordable housing mix causing animosity	1
Too many units	1

6. Response to issues raised during public consultation

Concerns and comments raised as part of the consultation have been analysed and considered. The key issues raised by residents have been identified, and wherever appropriate addressed.

The following table (Table 2) summarised the key areas of concern raised during the consultation and the approach we have taken in response.

Table 2- Responses to the issues raised

Issue/Concerns raised	Response
Issues regarding the current state of Roam Road, the amount of additional traffic the development may add were of greatest concern to the residents.	<p>A traffic survey has been undertaken to assess the impact of the proposed development.</p> <p>The assessment identified that the T-junction proposed off Roman Road is fit for purpose. Visibility splays from this junction would be safe enough to make mainours.</p> <p>A full transport assessment will accompany the planning application. Conclusions of the assessment found the site can be safely and suitably accessed by all modes of travel, and the proposed development would not result in a severe impact.</p>
Additional homes would have an impact on local amenities such as: the school, doctors' surgery and dentists.	<p>Any financial contributions to local amenities or services necessitated by the proposed development, such as extensions to schools or doctors' surgery, would be made through contributions under section a 106 agreement (which is agreed by the Council).</p> <p>A new NHS dentist (JDSP Dental), is proposed in Spalding along, Winsover Road. This practice will be accessible 365 days of the year from January 2019. The practice has the capacity for a large number of NHS patients.</p> <p>Larkfleet believe additional homes will support the local community. Not only will the section 106 agreement aid additional funding for services. The development will provide extra customers for local businesses. The investment in the local area was one of the greatest benefits, of the proposal, identified by residents.</p> <p>We recognise that inevitably more houses mean more children attending the local school. A priority for Larkfleet Homes is to ensure that we work constructively with all relevant authorities to address any potential impacts of the proposed development, including the likely impact on the local school. Larkfleet have already began discussions with Lincolnshire Country Council regarding any planning obligations (fees) we are required to pay to counterbalance the impact on local schools.</p>
Concerns raised by local councillors related to refuse collection. The councillors were keen to see the adopted road heading further into the site to allow refuse trucks to collect rubbish further from within the site.	An updated revision of the proposed layout has been submitted.

7. Conclusion

Lark fleet Homes have proactively sought to engage and consult with key stakeholders, local resident and businesses about the proposal for up to 99 new homes on land north of Roman Road, Moulton Chapel.

Information about the proposed development and the public exhibition has been widely promoted and residents have had an opportunity to feedback their comments and concerns. 87 people attended the public exhibition held on Wednesday 12th September 2018. Those who attended were able to ask any questions and raise their concerns to project team members. Visitors of the exhibition were asked to complete a feedback form. Larkfleet received 38 completed feedback forms. Residents unable to attend were given a phone number to call to discuss and raise their concerns regarding the proposals.

Section six discusses the approaches made by Larkfleet homes to address concerns. Two key concerns related to the implications of the development on the existing Roman Road and on local services (e.g schools, dentist, gp's). Where possible and appropriate, issues raised during the consultation have been addressed.

Larkfleet will continue their commitment to inform the local community of the final proposals. By contacting those who were happy to give out an email address. Also, Larkfleet will send around another flyer to inform the village, the application has been submitted and they are welcome to comment to the council.