STATEMENT OF COMMUNITY INVOLVEMENT

SEA ISLAND DEVELOPMENTS (SPALDING) LTD

LAND ADJACENT TO ROMAN BANK, SPALDING



STATEMENT OF COMMUNITY INVOLVEMENT

On behalf of: Sea Island Developments (Spalding) Ltd

In respect of: Land adjacent to Roman Bank, Spalding

Date: November 2022

Reference: DP/JK/4879NE/R003

Author: DP/JK

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1.0 Introduction

1.1 This Statement of Community Involvement ('the SCI') has been prepared to assist South Holland District Council in their consideration of a full planning application for proposed extra care accommodation with associated access, car parking, and landscaping on land adjacent to Roman Bank, Spalding

1.2 The proposed development is described in full detail within the accompanying Planning Statement by DPP (reference: DP/LH/4879NE/R001).

1.3 This SCI specifically relates to the scope of community involvement and consultation which has taken place in relation to the preparation of the planning application for the Proposed Development.

2.0 Planning Policy Background

2.1 This section of the SCI provides an overview of Government and local guidance in relation to community involvement in the planning system, as outlined within the following documents:

National Planning Policy Framework 'NPPF' (2021)

South East Lincolnshire Statement of Community Involvement (SCI) (April 2012)

National Planning Policy Framework ('NPPF')

2.2 The NPPF encourages engagement with the local community on development proposals with paragraph 40 setting out the following: '*Local Planning Authorities have a key role to play in encouraging other parties to take maximum advantage of the pre-application stage. They cannot require that a developer engages with them before submitting a planning application, but they should encourage take-up of any pre-application services they do offer. They should also, where they think this would be beneficial, encourage any applicants who are not already required to do so by law to engage with the local community and, where relevant, with statutory and non-statutory consultees, before submitting their applications*.'

2.3 Likewise, the importance of participation of consenting bodies in pre-application discussions is also stressed. Paragraph 42 states that such participation enables early consideration of all the fundamental issues relating to whether a particular development will be acceptable in principle.

2.4 In ensuring that the right information is submitted with an application in order to facilitate good decision taking, paragraph 43 of the Framework recommends that applicants, '*discuss what information is needed with the Local Planning Authority and expert bodies as early as possible'.*

South East Lincolnshire Statement of Community Involvement (April 2012)

2.5 This Statement of Community Involvement was published in April 2012 and covers the areas of Boston Borough Council and South Holland District Council. It sets out the Council's commitment for involving and consulting members of the public and stakeholders on the preparation of planning policies and the determination of planning applications in South East Lincolnshire

2.6 Section 3 of the SCI sets out the community involvement recommended before an application is submitted. It is not currently a statutory responsibility, however the three partner LPA's actively encourage developers to seek involvement of the community at this stage.

2.7 Public involvement at this stage should ensure that schemes that may give rise to issues of significant economic, environmental or social impact, are well understood by the local community and other interested parties, and allow early consideration of the fundamental issues relating to whether a particular proposal would be acceptable in principle. The scale and scope of consultation exercises should be agreed with Council officers on a case by case basis.

2.8 The SCI sets out the type of issues that are likely to inform LPA's judgement on whether an application will be of wider concern within the community and where public consultation will be influenced by this. Public consultation may be undertaken where a planning application:

- Is likely to affect nearby property by causing significantly increased levels of noise, smell, vibration, dust or any other form of nuisance;
- Is likely to attract significantly more people to an area, which will increase noise levels in a generally quiet area; and
- Involves the construction of particularly high buildings in comparison to those that will surround it.

2.9 In addition to this, the SCI stipulates that applications relating to conservation areas, listed buildings, major applications, departures, public rights of way and Environmental Impact Assessments will be advertised in the local press and a site notice will be posted on or near the site or neighbouring residents will be sent a neighbour notification letter.

2.10 The publicity arrangements of South Holland District Council is set out in Appendix 3 of the South East Lincolnshire SCI. For large-scale development, this underlines that a notice will be placed in the press giving details of the application, how the plans can be expected and how representations can be made A site notice will also be displayed near the site, giving details of the proposals and the relevant Town or Parish Council will receive a notification letter of the planning application together with relevant plans.

2.11 Although not directly setting out that care accommodation proposals will be subject to carrying out a public consultation prior to a full planning application, it is appreciated that the site's location within a zone at risk of flooding, and other potential issues relating to highways and amenity resulting from development make the development proposal a sensitive one, and one that should be open to public consultation

3.0 Consultation Programme and Outcomes

3.1 The following section provides details of the consultation programme that has taken place prior to the submission of the planning application. Details of the approach and the full extent of consultation is presented below, alongside a summary of the outcomes.

Consultation Overview

3.2 Public consultation was undertaken by the Applicant in respect of the proposals with the local community between 18th and 27th November 2022.

3.3 The consultation consisted of a detailed letter which provided an overview of the scheme and key information. It was distributed to residents on 18th November. The area of scope for the consultation was pre-determined by DPP and the Applicant in agreement with the Local Planning Authority and incorporated a range of residential and commercial premises within proximity of the site. The scope also accounted for potential impacts from construction phase, and sought to encompass a wider area than the immediate locality of the site.

3.4 A dedicated consultation website was set up specifically for this project. The consultation letter included a link to the consultation webpage where plans, visuals and a more detailed description are provided for residents to view, with comments invited by 27th November either directly through the website, via a designated consultation email address or by post.

3.5 No responses were received during the consultation deadline on 27th November, although one resident contacted DPP following difficulty accessing the website. DPP provided the webpage address and no further contact was received.

3.6 A copy of the Consultation letter is provided below in Appendix 1, with copies of the website provided at Appendix 2.

Consultation Outcomes

3.7 The lack of responses during the consultation phase is not itself indicative of the lack of any concern or support for the development, and the proposals will still be required to undergo public consultation as part of the planning application process.

3.8 In absence of any feedback to the proposal, the design of the scheme has been progressed by the Applicant to take account of comments received from the Council as part of its pre-application response.

4.0 Summary and Conclusions

4.1 The Applicant has consulted with the local community and sought to engage with local residents to ensure a wide cross section of views. No feedback has been received as part of this consultation exercise.

4.2 The consultation which has been undertaken accords with the requirements of the NPPF and South East Lincolnshire's Statement of Community Involvement, and has been delivered in agreement with the local planning authority.

Appendix 1 - Consultation Letter

DPP Planning
Studio 012, Haylofts
St Thomas Street
Newcastle upon Tyne
NE1 4LE

info@dppukltd.com

www.dppukltd.com

Ref: DP/4879NE/L003

Date: 18 November 2022

Sir/Madam,

NEW EXTRA CARE HOUSING COMPRISING 69 UNITS OF ACCOMMODATION WITH ASSOCIATED ACCESS, CAR PARKING, AND LANDSCAPING ON LAND ADJACENT TO ROMAN BANK, SPALDING, PE11 2HJ.

I write to you on behalf of Sea Island Developments Ltd, in respect of the above development. The proposals will shortly be the subject of a formal planning application to South Holland District Council but before this, we are providing an opportunity for local residents to view and comment on the proposals.

The Site

The Site is a previously developed parcel of land located along Roman Bank in Spalding, within the South Holland District of Lincolnshire. The Site is currently vacant and is covered by self-seeded trees and vegetation. It is bound by the River Welland to the west, Roman Bank to the east, residential dwellings to the north, and commercial and leisure uses to the south west.

Planning permission was previously granted in 2017 for development of the site comprising of self-contained care home and two over 55 years of age apartment blocks (ref: H16-0138-17).

The Proposed Development

The Proposed Development seeks to deliver extra care housing (Use Class C2) comprising approximately 69 units of accommodation, with associated access, car parking, landscaping and communal gardens for residents.

The proposals seek to provide a specialist form of housing providing extra care accommodation for those with increasing care needs. The site is well-located within the settlement, with convenient access to public transport links, local services and facilities and the wider transport network. The site is therefore considered to be a sustainable and suitable place in which to provide residential accommodation in principle.

The Proposed Development will comprise a mixture of three to four storeys, with the central area of the building consisting of rooms across four storeys. Parking is proposed within a basement level, making for an appealing external area which would feature sensitive landscaping at street level.

Have your say

Information on the Proposed Development is contained on our consultation webpage dedicated to this scheme. We strongly encourage residents interested in the proposal to visit the consultation webpage to find out more. The link to the webpage is as follows: https://dppukltd.com/romanbank/ where plans, visuals and a more detailed description are provided for residents to view.

We would welcome any feedback you may have on the proposed development and would be grateful if you could return any comments by 27th November 2022. Comments can be returned directly through the website or by email via the following email address: consultation@dppukltd.com

Alternatively, please feel free to post your comments to:

DPP Planning, Studio 012, Haylofts, St Thomas Street, Newcastle upon Tyne, NE1 4LE

Yours faithfully,



Jen Patterson
Associate Director
DPP

Appendix 2 - Consultation Website

NEW EXTRA CARE HOUSING COMPRISING 69 UNITS OF ACCOMMODATION WITH ASSOCIATED ACCESS, CAR PARKING, AND LANDSCAPING ON LAND ADJACENT TO ROMAN BANK, SPALDING, PE11 2HJ



Introduction

Exciting plans are proposed for the construction of new extra care accommodation, consisting of 69 units of accommodation, with associated access, car parking and landscaping on land adjacent to Roman Bank, Spalding, PE11 2HJ.

The proposed development will regenerate this previously developed site and will meet a need for extra care housing across the South Holland District. There is currently no housing of this type anywhere in the district of South Holland, and the Local Planning Authority's Housing Strategy and Enabling Officer has previously indicated that an application for extra care housing in this location would be supported.

https://dppukltd.com/romanbank/ 1/6

We will shortly be submitting a planning application to South Holland District Council and we are providing you with an opportunity to view and comment on the scheme in advance of this.

The Site

The Site is a previously developed parcel of land located along Roman Bank in Spalding, within the South Holland District of Lincolnshire. The Site is currently vacant and is covered by self-seeded trees and vegetation. It is bound by the River Welland to the west, Roman Bank to the east, residential dwellings to the north, and commercial and leisure uses to the south west.



The Site is accessed via Roman Bank. It is within a short walking distance of Holbeach Road which contains a number of bus stops, and is within convenient walking distance of Springfields Outlet Shopping Centre and recently constructed Lidl supermarket on Holbeach Road. With good access to local services, facilities and public transport links, the Site is considered to be within a sustainable location.

The Site is located within Flood Zone 3, however it must be noted that Spalding in its entirety falls within this zone. The northern area of the Site also contains areas ranging from low to high risk of surface water flooding.

The Site is not allocated in the adopted development plan, however the River Welland which abuts the Site immediately to the west is designated as a Local Wildlife site.

The Site is not located within a Conservation Area. There are no listed buildings on the Site or within close proximity to it. However, there is a Grade I listed Church of St Paul and Grade II* listed Vicarage located to the east of the Site along Holbeach Road. Given the separation distances and intervening development there are not considered to be any setting issues associated with these designated heritage assets, and as such there are no adverse heritage impacts anticipated to be generated as a result of the proposals.

Planning permission has previously been granted in 2017 for development of the site comprising of self-contained care home and two over 55 years of age apartment blocks (ref: H16-0138-17). This scheme included 87 bedrooms within the residential care home, with a further 30 over 55s apartments across two blocks, bring the total number of units of accommodation to 117.

The Proposal

The Proposed Development seeks to deliver an extra care housing development (Use Class C2) comprising approximately 69 units of accommodation, with associated access, car parking, and landscaping.



The proposals seek to provide a specialist form of housing providing extra care accommodation for those with increasing care needs. The site is well-located within the settlement, with convenient access to public transport links, local services and facilities and the wider transport network. The site is therefore considered to be a sustainable and suitable place in which to provide residential accommodation in principle.

The Applicant has undertaken pre-application discussions with the LPA's Housing Strategy and Enabling Officer since January 2019, through which the Officer confirmed that there is a need for extra care housing across the district and that a proposal for extra care housing in this location would be supported. There is currently no housing of this type anywhere in the district of South Holland, and the development would play a significant role in adding to the variety of housing across Spalding.

The Applicants have engaged formally with the Local Planning Authority, and have sought it's initial views on the development through a formal pre-application enquiry. These discussions highlighted that the principle of providing extra care accommodation would be acceptable, and would meet a need for extra care accommodation which is currently unmet across the District.

The Proposed Development will comprise a mixture of three to four storeys, with the central area of the building consisting of rooms across four storeys, and areas to the east and west of the central area consisting of three storeys. The variation in heights across the proposed building have been introduced to reduce the mass of the building, softening its impact within views along the River Welland corridor and from Roman Bank. A hard and soft landscaping scheme is currently being worked up by the applicant's design team which will include communal gardens for future residents.

In accordance with national and local planning policy (policy 4), as the Site is located in Flood Zone 3, the forthcoming planning application will be supported by a Flood Risk Sequential Assessment, alongside a Flood Risk Assessment and comprehensive Drainage Strategy in order to ensure that there will be no adverse impacts in terms of flood risk generated as a result.

Providing your Feedback

We welcome any feedback you may have on the proposed development. Please send us any comments you may have on the proposed development via the online feedback form below. Alternatively, you can email any comments to consultation@dppukltd.com, quoting the site address in the subject heading or, if you prefer not to use a computer, please feel free to post your comments to:

DPP, Studio 012, Haylofts, St Thomas Street , Newcastle upon Tyne , NE1 4LE

Your comments will be logged, and a member of the project team will review these.

Please send your comments to us by no later than **Sunday 27th November 2022**.

Once the planning application has been submitted, full details will be available on the Council's website and there will be a further opportunity to comment.

FEEDBACK FORM

https://dppukltd.com/romanbank/ 4/6

We look forward to receiving your comments on the proposed development.

YOUR NAME	YOUR EMAIL
YOUR MESSAGE	
SUBMIT	

Please be aware that comments left on any public consultation exercise, either by email or any other means, are subject to the terms of our Privacy Policy. Please read this policy carefully as by submitting the information you are consenting to our use of your personal data in accordance with the Privacy Policy.

Your personal data will be retained on our secure database and will not be passed to our clients.

We may also like to contact you to keep you informed about future developments relating to this consultation. You will be able to opt-out of these communications at any time.