

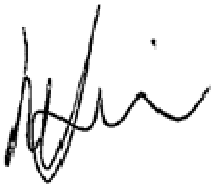
STATEMENT OF COMMUNITY INVOLVEMENT

Larkfleet Homes

Land off Small Drove, Weston. August 2015

athene communications

SPECIALISTS IN EFFECTIVE COMMUNITY ENGAGEMENT

Project:	Land off Small Drove, Weston
Client name:	Larkfleet Homes
Type of report:	Statement of Community Involvement
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Date:	August 2015
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Date:	August 2015

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1. Introduction

1.1 Overview

This Statement of Community Involvement (SCI) has been prepared by Athene Communications on behalf of Larkfleet Homes (part of the Larkfleet Group). It provides a summary of the consultation process undertaken prior to the submission of the planning application to South Holland District Council.

1.2 Background of the site and the proposed development

Lincolnshire-based Larkfleet Homes is proposing to bring forward outline proposals for a development, including approximately 45 new homes, on land off Small Drove, Weston. The site is shown on the map below.



The red outline illustrates the site of the proposed development.

1.3 Summary of public consultation:

Larkfleet Homes has undertaken a programme of pre-application consultation during July 2015 to proactively communicate with local stakeholders and communities and build a foundation for ongoing community engagement. The consultation has included engagement with South Holland District Council, Ward Councillors for Moulton, Weston and Cowbit, Weston Parish Council, local businesses, local schools, and residents of Weston.

The remainder of this document sets out the engagement and consultation programme undertaken in relation to the proposed development, the feedback received during the course of the consultation, as well as how this feedback has been addressed.

2. Community engagement and consultation – The Approach

2.1 Larkfleet Homes commissioned Athene Communications to assist in the community consultation process for the proposed development on land off Small Drove, Weston. Athene is experienced in delivering community engagement programmes for developers, and working with and for rural and urban communities. Athene's appreciation of the importance of meaningful community consultation in the development process.

2.2 The core objectives underpinning the pre-application consultation were to:

- Present draft project proposals and information
- Understand any issues and concerns about the proposals and respond to any issues raised
- Inform the final proposals and subsequent planning application where possible.

2.3 To achieve these objectives, the approach to community consultation was delivered in six key steps:

1. Engagement with key stakeholders
2. Widespread promotion of the proposals and the public exhibition
3. Public exhibition
4. Capture and collation of feedback and responses

5. Preparation of the Statement of Community Involvement
6. Feedback to the community about the results of the consultation and next steps.

3. Community Engagement and consultation – Delivery

This section of the Statement of Community Involvement outlines the activities undertaken as part of the pre-application community engagement and consultation.

3. 1 Engagement and consultation with key stakeholders

Prior to the public announcement of the proposals and the public exhibition, a number of key local stakeholders were identified and contacted with information about the proposed development and details of the public consultation. Stakeholders that were identified and contacted are shown in the table below. **(Table 1).**

Table 1

- Mr John Hayes, MP
- Cllr Martin Hill, OBE, Lincolnshire County Council, Leader of the Council
- Cllr Richard Fairman, Lincolnshire County Council, Councillor for Spalding East and Moulton
- Cllr Gary Porter, South Holland District Council, Leader of the Council
- Cllr Nick Worth, South Holland District Council, Deputy Leader of the Council
- Cllr Malcolm Chandler, South Holland District Council, Deputy Leader of the Cabinet
- Cllr Christine Lawton, South Holland District Council
- Cllr Gary Taylor, South Holland District Council
- Cllr Sally Slade, South Holland District Council
- Cllr Anthony Casson, South Holland District Council, Ward Councillor for Moulton Weston and Cowbit, Parish Councillor for Weston
- Cllr Rodney Grocock, South Holland District Council, Ward Councillor for Moulton Weston and Cowbit, Planning Committee member
- Cllr Andrew Woolf, South Holland District Council, Ward Councillor for Moulton Weston and Cowbit
- Cllr Roger Gambba-Jones, South Holland District Council, Chair of Planning Committee
- Cllr Bryan Alcock, South Holland District Council, Planning Committee Member
- Cllr James Avery, South Holland District Council, Planning Committee Member

- Cllr Christopher Brewis, South Holland District Council, Planning Committee Member
- Cllr Peter Coupland, South Holland District Council, Planning Committee Member
- Cllr Harry Drury, South Holland District Council, Planning Committee Member
- Cllr Laura Eldridge, South Holland District Council, Planning Committee Member
- Cllr Christine Lawton, South Holland District Council, Planning Committee Member
- Cllr Joanne Reynolds, South Holland District Council, Planning Committee Member
- Cllr Michael Seymour, South Holland District Council, Planning Committee Member
- Cllr Andrew Tennant, South Holland District Council, Planning Committee Member
- Cllr Jack Tyrrell, South Holland District Council, Planning Committee Member
- Cllr Peter Williams, South Holland District Council, Planning Committee Member
- Cllr David Ashby, South Holland District Council, Planning Committee Member
- Anna Graves, South Holland District Council, Chief Executive
- Paul Jackson, South Holland District Council, Planning Manager
- Mrs S Wilson, Weston Parish Council, Parish Clerk
- Cllr John Allsopp, Weston Parish Council
- Cllr Julian Bellamy, Weston Parish Council
- Cllr Daniel Bunder, Weston Parish Council
- Cllr Dennis Farnsworth, Weston Parish Council
- Cllr Benjamin Halgarth, Weston Parish Council
- Cllr Dennis Jex, Weston Parish Council
- Cllr Ian Pennington, Weston Parish Council
- Cllr Richard Pratt, Weston Parish Council
- Cllr Michael Smith, Weston Parish Council
- Ursula Lidbetter MBE, Chairman Greater Lincolnshire Local Enterprise Partnership
- David Dexter, Deputy Chair Greater Lincolnshire Local Enterprise Partnership
- Mark Reeve, Chairman, Greater Cambridge Greater Peterborough Local Enterprise Partnership
- Phil Scarlett, President Spalding and District Area Chamber of Commerce
- David Jones, Chairman Spalding and District Civic Society
- Maron Brassington, Secretary Spalding and District Civic Society
- Mr George Scott, Chair Spalding and Peterborough Transport Forum
- Melissa Corfield, Weston C of E Primary School, Head Teacher
- Daniel Pielsworth, John Harrox Primary School, Moulton, Head Teacher
- Shakira Nicolls, St Paul's Community Primary and Nursery School, Head Teacher
- Will Scott, Sir John Gleed School, Head Teacher
- Michele Anderson, Spalding High School, Head Teacher
- Nigel Ryan, Spalding Grammar School, Head Teacher
- D Bland, Priory School and Garth School, Head Teacher
- Practice Manager, Johnson Community Hospital
- Practice Manager, Moulton Medical Centre
- Vanraj Odedra, Weston Village Store
- The Chequers Pub, Weston
- Reverend Mike Chesher, St Mary's Church

- J Green, Weston St Mary's Village Hall
- Manager, Woad Farm Livery
- Manager, Baytree Garden Centre
- Manager, Fun Farm Play Centre
- Manager, Lincolnshire Field Products
- Manager, Wimberley Hall Farm
- Manager, Broadgate Homes

3.2 As part of the consultation with stakeholders the following meetings were held:

- A meeting took place with Councillor Anthony Casson on Wednesday 8th July 2015 to discuss the proposed development. The meeting was attended by Mark Mann, Planning Director and Jonathan Wells, Land and Planning Surveyor from Larkfleet Homes.

- **A number of earlier meetings with senior Planning and Technical Officers of the Council to discuss the principle of development**.

3.3 Public Consultation

This section of the Statement of Community Involvement details the way that local people were informed about the proposals and given the opportunity to provide feedback.

More detail is provided below in section 3.4, but a summary of the main activities carried out as part of the public consultation is provided below:

- Letters were sent to stakeholders including the local MP, South Holland District Council Moulton Weston and Cowbit ward councillors, and Weston Parish Council on Wednesday 1st July

- A webpage was developed to host information about the proposals for Weston – www.larkfleethomes.co.uk/weston. This was available from Thursday 2nd July and was updated throughout the public consultation period

- Letters were hand delivered on Thursday 2nd July to residents nearest to the proposed site

- Posters were displayed in key local areas from Wednesday 8th July with details of the public exhibition and contact details

- Proactive efforts were made to communicate and engage with nearby homes and businesses in Weston. Newsletters (see **Appendix A**) were distributed to approximately 600 households in Weston on Tuesday 7th July, informing nearby residents and businesses of the proposals for a new development and of the upcoming public exhibition. The newsletter included a summary of the proposals for the development, details of the public exhibition and a map outlining the location of the proposed site

- An advert about the exhibition was published in the Spalding Guardian on Thursday 16th July

- A public exhibition was held on Monday 20th July to offer more information on the proposals

- Feedback was captured through a questionnaire at the exhibition

- Feedback received from the questionnaire was analysed and fed back to the project team

- Responses to any specific questions and comments raised during the consultation were drafted and issued in a timely manner.

3.4 Promoting the public consultation and public exhibition

Our aim was to promote the public consultation and the date of the public exhibition to ensure as many local people as possible were informed of the proposals, able to attend the exhibition, and to provide us with feedback.

3.4.1 Letters to stakeholders

Once the dates and times of the public exhibition were confirmed, stakeholders were contacted via email or first class post on Wednesday 1st July. The letters and emails gave details of the proposals and the public exhibition. They also offered stakeholders an opportunity to meet with Larkfleet Homes to discuss the proposals in more detail. Contact details were also provided in case they had any questions in relation to the proposals.

Letters were hand delivered by Athene Communications on Thursday 2nd July to residents who live nearest to the proposed site. The letter gave details of the proposals and the public exhibition. It also included a Freephone number for people to ring if they had any queries and an email address (see section 3.6 below).

3.4.2 Newsletter

A newsletter (see **Appendix A)** was distributed on Tuesday 7th July to approximately 600 residents within a radius of approximately two miles of the proposed site for development.

The newsletters were distributed by a Peterborough based company called SPS Leaflet Distribution, which provides a professional and reliable service. The newsletter provided details on the proposals for the development along with full details of the public exhibition.

3.4.3 Media

An article was captured within the Spalding Guardian on Friday 10th July. A copy of media coverage can be found in **Appendix B.**

An advert about the exhibition was featured in the Spalding Guardian on Thursday 16th July.

3.4.4 Posters

A4 posters were produced to promote the public exhibition. These were displayed in the following locations on Wednesday 10th July:

- The Chequers (pub/restaurant in Weston)
- Weston Village Store
- Parish Council notice board
- Weston Village Hall

A1 posters were also produced for two A-frame display boards that were placed outside the venue in Weston on the day of the public exhibition to direct visitors to the exhibition and attract additional attention. A copy of the poster can be seen in **Appendix C**.

3.5 The Public Exhibition

3.5.1 The venue

A public exhibition was held at the Weston Village Hall, Small Drove, Weston. The venue was a central location, well known to the residents of Weston, providing good access and near to the proposed site. The venue also offered suitable parking facilities for visitors but it was also within walking distance for local residents.

3.5.2 Date and times

The exhibition was held on Monday 20th July between 3pm and 7pm. It was a drop-in event that was timed to allow flexibility for employed people to attend after work.

Upon arrival, attendees were welcomed to the exhibition and directed to the various materials on display. Attendees were encouraged to ask questions of members of the project team (who could be identified through their name badges).

3.5.3 Displays and materials

Five A1 exhibition panels were produced to provide detailed information on the proposed development:

They were titled:

- Introduction
- Our Proposals
- Next Steps
- The Larkfleet Community Fund
- About Larkfleet Homes

The boards can be viewed in **Appendix D.**

Hand-outs of the exhibition boards were also available for attendees to take away with them upon request. Additional literature about Larkfleet's Community Fund was available for attendees to take away

Photographs from the public exhibition can be viewed in **Appendix E.**

3.5.4 Project Team

A range of project team members representing a variety of specialist areas attended the exhibition. Team members were selected in order to ensure as many questions as possible could be answered. The full range of experts on hand to provide information and answer questions can be seen in **Table 2**.

Table 2

Name	Position	Company
Mark Croker	Architect	Larkfleet Homes
Mark Mann	Planning Director	Larkfleet Homes
Paul Shepherd	Land Manager	Larkfleet Homes
Dan Endersby	Development Manager	Larkfleet Homes
Jonathan Wells	Land and Planning Surveyor	Larkfleet Homes
Edward Saunders	Account Director	Athene Communications
Louise Harrison	Senior Account Executive	Athene Communications
Jon Orrell	Junior Account Executive	Athene Communications

3.6 Feedback mechanisms

A number of ways for people to offer their feedback were established:

3.6.1 Consultation email address and freephone number

An email address was available for people to submit queries and comments to: consultation@athene-communications.co.uk

A freephone number was available for people to contact and leave their comments: 0800 975 5852.

3.6.2 Consultation feedback form

A two-sided consultation feedback form was available as a hard copy document at the public exhibition to give attendees an opportunity to provide feedback on the proposals, and to leave their contact details to register for updates about the project.

The feedback form consisted of a mixture of closed questions (tick box options) and open questions (free text areas for people to provide comments). A copy of the consultation feedback form is provided in **Appendix F.**

3.6.3 Tracking, acknowledging and responding to feedback, questions and comments

The completed feedback forms have been collated and analysed and anonymous feedback has been provided to the project team. The responses are stored on Athene's purpose-built, secure database. Where a member of the public asked a specific question on their feedback form, responses have been drafted and sent by a member of the project team.

RESULTS / FINDINGS OF THE PUBLIC CONSULTATION

4.1 Key facts

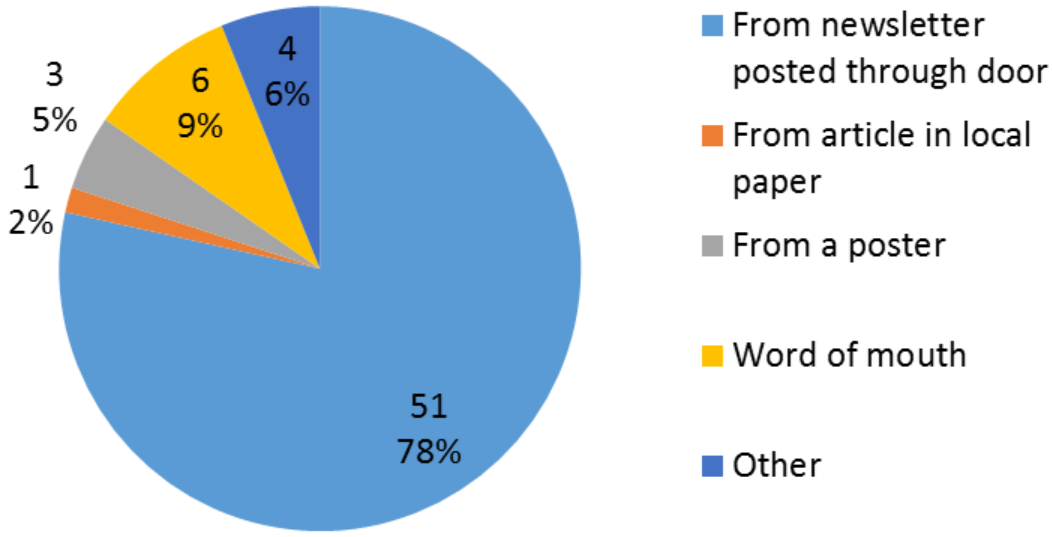
The key facts from the public consultation include:

- In total 108 people attended the public exhibition
- A total of 63 completed feedback forms have been received
- A total of 12 emails were received via the consultation email account
- A total of three calls were received via the freephone number

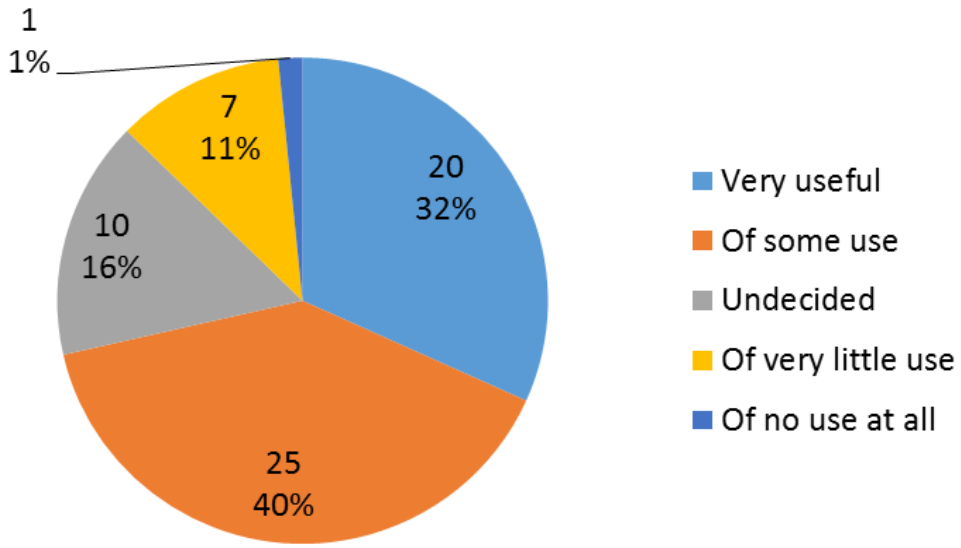
4.2 Key findings from the consultation feedback form

The key findings from the consultation feedback forms received at the public exhibition can be found below. **Please note that not every respondent answered every question.**

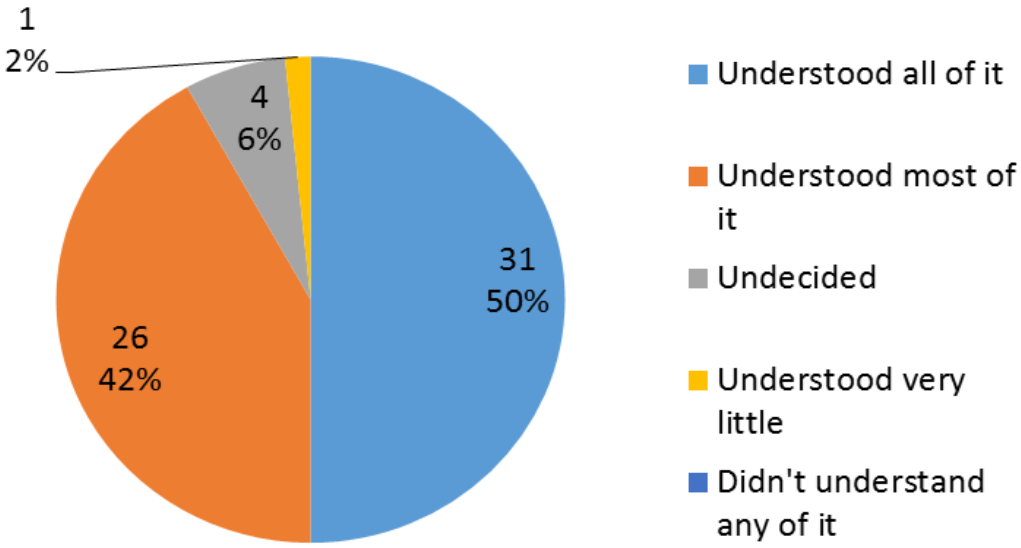
4.2.1 How did you find out about this exhibition?



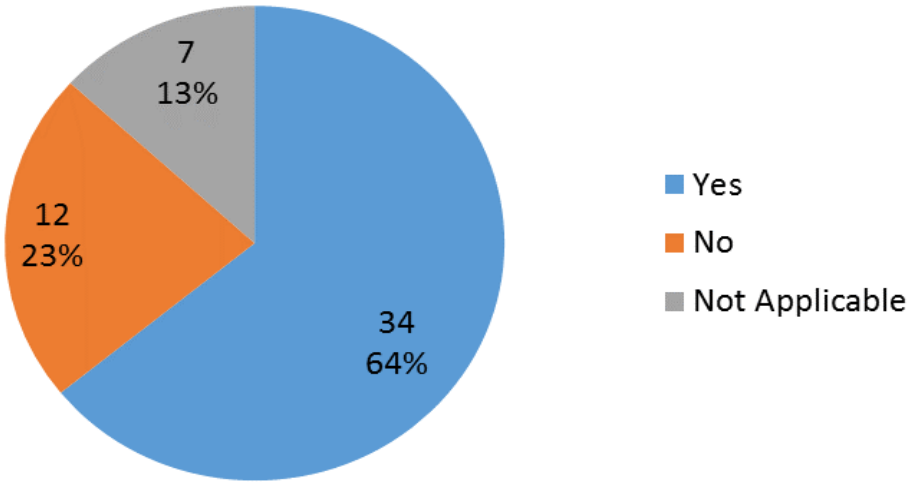
4.2.2 Overall, how useful was this exhibition for you?



4.2.3 How well did you understand the information provided?



4.2.4 If you raised any questions at the exhibition, were they answered?



4.2.5 Concerns raised about the proposed development

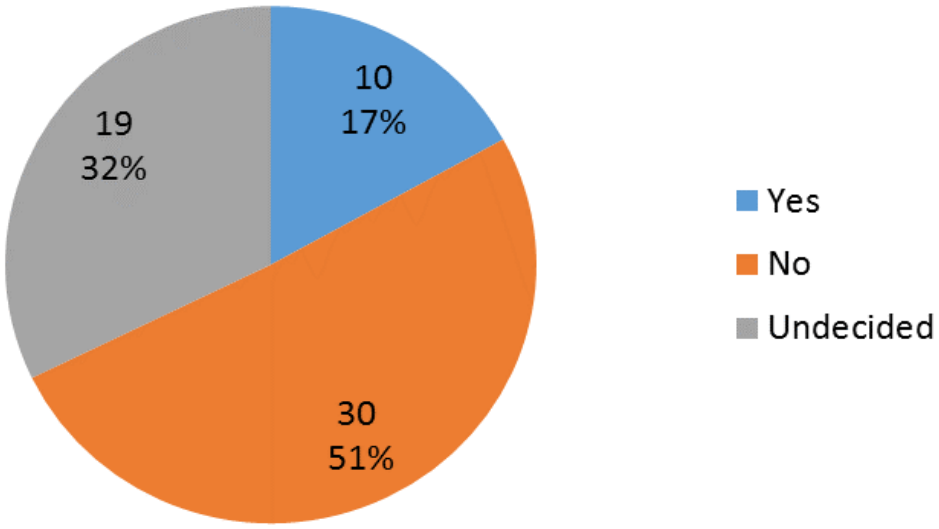
57 respondents (90%) said they had some concerns about the proposed development, whilst six respondents (10%) said they did not have any concerns.

The feedback form provided a free-text area for respondents to list any concerns they might have about the proposals. These concerns have been listed by theme below:

Comment	No. respondents
Construction:	
Increase in noise and dust during construction	3
Concerns with construction work during weekends and construction traffic	2
Roads/Traffic:	
Concerns with the amount of additional traffic using Small Drove	20
Small Drove is only wide enough for one vehicle – this route is already used as a cut-through	14
Junction to Small Drove off Broadgate needs to be widened to allow for additional traffic	8
Concerns regarding the tight corner near to the playing field – inadequate to take additional traffic	3

Traffic calming measures are required to be put in place	3
Suggestion for a second exit incorporated within the plans	2
Concerns due to lack of vision in both directions, exiting Small Drove onto Broadgate	1
The Broadgate/Small Drove junction requires non-slip surface material as notoriously slippery in the winter – with additional traffic, this will only get worse	1
The site:	
Too many properties proposed for the size of the site	8
Inadequate parking facilities per property	3
Unsuitable location	2
There are more suitable locations within the village for proposed development	1
A need for bungalows to be included within the plans	1
Infrastructure/Amenities:	
Small Drove requires provisions for a footpath	13
An adequate supply for drainage and electricity is required – Weston already experiences issues due to capacity	12
A need for a doctors' surgery in the area – Moulton already at capacity	7
There is no safe route to the school and playing field as it currently stands, therefore with additional traffic will put lives at risk	6
The local school likely to be at capacity	3
Other:	
The affordable housing will reduce existing property values	2
The village needs to be kept a 'village' size keeping the sense of a community	2
Concerns with car lights shining into properties turning into Small Drove from Broadgate junction during hours of darkness – especially during winter months	1
How will the pond be cared for?	1

4.2.6 In principle, do you generally support the proposals that have been outlined at the exhibition today?



4.2.7 Larkfleet Homes has launched a community fund which ensures that the communities that they work with are able to benefit from new developments, helping to achieve local aspirations and meet local needs. We asked respondents for their suggestions on how the proposals can bring benefit to the local community through the new Larkfleet Community Fund. 29 respondents (46%) said that they did have some suggestions whilst 34 respondents (54%) did not. Respondents' comments are summarised below. Please note some respondents made more than one suggestion.

Comment	**No. respondents**
The Community Fund will be of no benefit to Weston	14
Update the local park and playground facilities	9
A new doctors' surgery	4
Traffic calming measures	3
Improve dog walking facilities	3
Provide additional bus shelters	1

Install CCTV	1
Additional footpaths	1
Funding to all village organisations	1

4.2.7 An email address was available for people to submit queries and comments to: consultation@athene-communications.co.uk. This was monitored by Athene on a regular basis and replies were sent to all enquiries. A total of twelve e-mail queries and comments were received.

Log of emails received via consultation email address	**Record of Response**
An email was received from the clerk of Weston Parish Council confirming that the proposals had been discussed at a Parish Council meeting, and highlighting the following concerns that councillors had raised: • Small Drove is a narrow, single track, lane and is totally unsuitable for the increased traffic flow that would result from such a development • There is no footway along the stretch of road where the proposed development would be built and no continuous footway along the rest of Small Drove. Pedestrians are already at risk and the proposed development would mean increased pedestrian use as well as increased traffic • There has been a history of sewage problems on Small Drove and the AWA pumping station struggles to cope - the addition of 45 properties to this system would only exacerbate these issues • The local Doctors' surgery is already struggling to cope with the numbers	A reply was sent confirming that all comments raised had been noted and that the project team would be happy to discuss them in more detail at the public exhibition. The reply also explained that: • The Transport Assessment for the planning application would identify any necessary measures to improve conditions on the local highway network • Any financial contributions to road improvements necessitated by the proposed development would also be made through the Section 106 Agreement and the local council. • Larkfleet were in discussion with Lincolnshire Highways about widening pedestrian facilities from the entrance of the site on Small Drove up to Broad Gate. • Larkfleet had undertaken a pre-development enquiry with Anglian Water to ascertain drainage limitations in the local area. Anglian Water had confirmed that Larkfleet could utilise the existing pump station located on Broad Gate in order to discharge foul water from the site. They had, however, also confirmed that the existing sewers on Small Drove leading up to the pump station do not

of people on their lists • The local school does not have adequate resources to cope with an increase in pupil numbers The email also said that the opportunity, for local residents and members of the Parish Council to meet with Larkfleet Homes was appreciated.	have sufficient capacity to receive further discharge. Larkfleet would, therefore, be required to provide a new sewer up to the final chamber before the pump station. • A priority for Larkfleet Homes is to work constructively with all relevant authorities to address any potential impacts of the proposed development, including the likely impact on local schools. • Any financial contributions to any schools dictated by the proposed development would be made through the Section 106 Agreement. • Similarly, Larkfleet would consult with all the relevant authorities about the potential impact on health service provision.
An email was received from Councillor Anthony Casson requesting a meeting to discuss the proposals.	As mentioned in the stakeholder engagement section above, Councillor Casson met with representatives of Larkfeet Homes on Wednesday 8th July.
An email was received from a district councillor stating they were unable to comment on the plans and requesting a copy of the masterplan.	An acknowledgement was sent in response attaching a copy of the draft illustrative masterplan.
An email was received from a local councillor acknowledging receipt of the details about the proposals as part of the consultation and explaining that they were unable to attend due to other commitments.	No further response was sent at this stage.
An email was received from a potential	A reply was sent acknowledging the comments

purchaser of a property along Small Drove who wanted to be informed about: • the layout of the development facing Small Drove • the location of affordable homes on the site • the distance of the homes from the drainage ditch • whether there would be a wall between the drainage ditch and the new homes. The email also raised questions about construction traffic and whether the entrance to Small Drove would be widened.	and explaining that: • The type of homes being proposed alongside Small Drove would be traditional brick built four or five bedroomed homes with front and rear gardens reflecting the existing dwellings along Small Drove. The front of the homes would face onto Small Drove and the majority would be nine or ten metres away from the drainage ditch. • There were at present no plans for a wall or any private driveways along Small Drove other than the main vehicular and pedestrian access. • The location of affordable housing would be determined following discussions with the Local Planning Authority. At present, the proposal was to locate the housing around the site with the majority in the north-west corner and along the south-west boundary line. • It was proposed that the road from the entrance to the site to Broad Gate be widened with a pathway on the western side linking it to the pathway on Broad Gate. • The issue of construction traffic would be subject to discussion with the Highways Authority. Working hours would be restricted and generally there would be no working on Sundays or bank holidays.
An email was received from a local resident with a copy of a completed feedback form.	An acknowledgement email was sent in response to the email and the feedback form was incorporated within the analysis.
An email was received from a local resident who was concerned about being overlooked by houses on the proposed development. The resident also stated that they did not want to attend any meetings in relation to the proposals.	A reply was sent was sent acknowledging the comments and explaining that: • There is a need for new homes in the locality and that Weston is considered an appropriate and sustainable location. • The type of homes being proposed alongside Small Drove would be

	traditional brick built four or five bedroomed homes with front and rear gardens reflecting the existing dwellings along Small Drove. • The front of the homes would face onto Small Drove and that there currently were no plans for a wall or any private driveways along Small Drove other than the main vehicular and pedestrian access.
An email was received asking for confirmation about the proposed location of the access road to the site.	A reply was sent explaining that the proposed access road to the site was off Small Drove. A copy of the illustrative masterplan – showing the location of the access - was also included.
An email was received from a local resident expressing the following concerns: • Small Drove is a single track road and too narrow for additional traffic • There is no pathway for pedestrians and an increase in traffic would raise safety concerns regarding school children and pets. The correspondent also asked whether traffic calming measures would be put into place.	A reply was sent acknowledging the comments and explaining that: • The Transport Assessment for the planning application would identify any necessary measures to improve conditions on the local highway network. • Any financial contributions to road improvements necessitated by the proposed development would be made through the Section 106 Agreement and the local council. • Larkfleet was in discussion with Lincolnshire Highways about widening pedestrian facilities from the entrance of the site on Small Drove up to Broad Gate.
An email was received from a local resident expressing the following concerns: • The local school would be over subscribed • Could the local doctors' surgery take on additional patients? • Small Drove is a single track road and too narrow for additional	A reply was sent acknowledging the comments and explaining that: • A priority for Larkfleet Homes is to work constructively with all relevant authorities to address any potential impacts of the proposed development, including the likely impact on local schools. • Any financial contributions to any schools

proposed traffic • The sense of community feeling would be lost	dictated by the proposed development would be made through the Section 106 Agreement. • Similarly, Larkfleet would consult with all the relevant authorities about the potential impact on health service provision. • The Transport Assessment for the planning application would identify any necessary measures to improve conditions on the local highway network. • Any financial contributions to road improvements necessitated by the proposed development would also be made through the Section 106 Agreement and the local council. • Larkfleet was in discussion with Lincolnshire Highways about widening pedestrian facilities from the entrance of the site on Small Drove up to Broad Gate.
An email was received welcoming the idea of more families moving into the village as it would allow the village school to continue to be sustainable and benefit the village children and the local community.	A reply was sent thanking the individual for their comments.
An email was received raising the following concerns and questions: • Small Drove is a single track road and too narrow for additional traffic • What provision is being made for footpaths? Without any, pedestrian access from the site to the local school, village hall, playing field and shop, it would be treacherous • The proposed site is on a flood plain – what provisions would be put in place to assist with drainage?	A reply was sent acknowledging the comments and explaining that: • The Transport Assessment for the planning application would identify any necessary measures to improve conditions on the local highway network. • Any financial contributions to road improvements necessitated by the proposed development would also be made through the Section 106 Agreement and the local council.

• How was the potential £15,000 Larkfleet Community Fund for the development calculated?	• Larkfleet was in discussion with Lincolnshire Highways about widening pedestrian facilities from the entrance of the site on Small Drove up to Broad Gate. • The proposed site sits within Flood Zone 3a on the Environment Agency's Flood Risk mapping system, which means the area of land is assessed as having a 1 in 100 or greater annual probability of river flooding (>1%), or a 1 in 200 or greater annual probability of flooding from the sea (>0.5%) in any year. In such areas Larkfleet has to assess the proposed site levels in relation to the Environment Agency's flood map levels in order to provide a suitable finished level above the assessed potential flood levels. It may also be necessary to construct the units to be flood resilient. • The Larkfleet Community Fund is offered to support community benefit projects as determined by local people. The fund would be made up of £500 for each open market house sold up to a maximum payment of £75,000 for each planning permission. In the case of Weston the figure would be in the order of £15,000 based on a scheme involving 30 open market homes and 15 affordable homes.

4.2.8 A freephone number was available for people to submit queries and comments to (0800 9755852). This was monitored on a daily basis by Athene. In total three freephone calls were received.

Log of telephone calls via freephone number	Record of Response
A phone call was received from a potential buyer of a property along Small Drove – wanting to know the layout of houses. This message was then followed by an email via the consultation address – see above.	The call was returned and a message was left on the voicemail acknowledging the call.
A phone call was received from a member of the Parish Council wanting to view a copy of the plans.	The telephone call was returned and a link was provided to the website where the draft illustrative plans were available.
A message was received from a local Parish Councillor highlighting the general concerns of local residents: • The roads are too narrow and would benefit from widening. People also experience problems exiting from Small Drove onto Broad Street. • The current sewer is not suitable for more housing as it is already at capacity. In addition, the land drainage is not adequate. • The services within the village are currently being pushed to capacity and would not support an increase in the number of residents.	The issues raised were noted.

5. CONSULTATION RESULTS – AT A GLANCE

The findings from the public consultation can be summarised in a number of key headlines:

- The majority of respondents (72%) found the exhibition of some use or very useful, and a large majority of respondents (92%) said they understood most or all of the information provided at the exhibition
- The majority of respondents (57 or 90%) noted a concern about the proposed development. Of the concerns listed, the top three are below. Please note that some people listed more than one concern:
    i. Concerns about the amount of additional traffic using Small Drove
    ii. Small Drove is only wide enough for one vehicle as it currently stands
    iii. A footpath is required on Small Drove
- Larkfleet Homes has launched their Larkfleet Community Fund. When asked for suggestions about how the Fund could be used, popular responses were to update the equipment in the local park, a new doctors' surgery and the introduction of traffic calming measures. Several respondents also stated that they did not think that the Fund would be of any benefit to Weston.

6. RESPONSE TO ISSUES RAISED DURING THE PUBLIC CONSULTATION

All comments received as part of the consultation have been recorded and analysed. The results have been fed back to the project team and the key issues of local concern have been identified, and wherever possible addressed.

The following table highlights the key areas of concern raised during the consultation and the project team's response.

Issue/concern raised	**Response**
Increase in traffic on Small Drove from the proposed development.	The Transport Assessment for the planning application will identify any necessary measures to improve conditions on the local highway network. Any financial contributions to road improvements necessitated by the proposed development would be made through the Section 106 Agreement and the local council.
Small Drove is only wide enough for one vehicle at present. Are there any plans to widen the junction from Broad Gate to Small Drove?	As mentioned above, the Transport Assessment for the planning application will identify any necessary measures to improve conditions on the local highway network. We are in discussion with Lincolnshire Highways about widening works for road and pedestrian facilities from the entrance of the site on Small Drove up to Broad Gate.
A footpath is required on Small Drove.	As mentioned above, the Transport Assessment for the planning application will identify any necessary measures to improve conditions on the local highway network. We are in discussion with Lincolnshire Highways about widening works for road and pedestrian facilities from the entrance of the site on Small Drove up to Broad Gate.
An adequate supply for drainage is required – Weston already experiences issues due to capacity	We have undertaken a pre-development enquiry with Anglian Water to ascertain drainage limitations in the local area. Anglian

	Water have confirmed that we could utilise the existing pump station located on Broad Gate in order to discharge foul water from the site. They have, however, also confirmed that the existing sewers on Small Drove leading up to the pump station do not have sufficient capacity to receive further discharge. We will, therefore, be required to provide a new sewer up to the final chamber before the pump station.
There are too many houses proposed on the site	The site is relatively low density and the family homes fronting onto Small Drove echo the treatment of the existing homes opposite.
The doctors' surgery is already at capacity. Where will new families register?	We will consult with all the relevant authorities about the potential impact on health service provision. Any financial contributions to health services dictated by the proposed development would be made through the Section 106 Agreement.

6.1.1 Feedback to local people following the consultation

We feel that it is important that local people are kept updated about the scheme as it progresses and the project team's response to the issues raised during the public consultation. Following the submission of the planning application, a letter will be sent to the database of contacts (stakeholders and residents who have expressed a wish to be kept informed) with a summary of the final application and the Statement of Community Involvement.

6.1.2 Changes to masterplan post the public consultation

Having held the public consultation, key issues that were raised have been addressed by Larkfleet Homes.

- A right of way has been provided within the site on the driveways that serve the plots fronting onto Small Drove.

The public highlighted their concern over the use of Small Drove as no formal pedestrian links are provided, therefore Larkfleet have looked to incorporate a link from the site access across to the bend in Small Drove.

The reason why Larkfleet have not provided a footway adjacent Small Drove, is that this would lead to the existing ditch needing to be culverted, which was also a concern for residents that it could affect drainage within the area as there are existing connections into this ditch.

- The access position has been relocated to accommodate the existing foul water rising main.

At the date of the consultation Larkfleet hadn't been able to access the site to excavate to locate the main. Once this had been located, the layout was amended so that the main would be under the proposed road. This then lead to slightly more widening work to Small Drove (given the proposed access had moved further east) to provide a suitable width from the proposed site junction up to the Broadgate/Small Drove junction.

The revised layout post consultation is shown in the illustration below:



CONCLUSION

The proposal for the development on land off Small Drove, Weston has been informed and shaped by a programme of public consultation. Larkfleet Homes has proactively sought to engage and consult with key local stakeholders, community leaders, local residents and businesses.

Information about the proposed development and the public consultation has been widely distributed and promoted through a variety of channels, including in the local media, by letter, online, through posters, and through the 600 newsletters which were delivered to homes in the surrounding area.

The information presented at the public exhibition, on Monday 20th July, was generally well received by local people with 62% of those who completed a feedback form considering it 'of some use' or 'very useful'.

In total, 57 respondents listed a concern about the proposed development at the public exhibition.

The main concerns identified were:

i. Concerns with the amount of additional traffic using Small Drove
ii. Small Drove is only wide enough for one vehicle as it currently stands
iii. Small Drove needs a footpath
iv. Inadequate drainage system to be able to cope with additional houses

In response to the public feedback during the consultation, Larkfleet have taken on board concerns that were raised and have made the following changes to the masterplan that has been submitted with the planning application:

- A right of way has been provided within the site on the driveways that serve the plots fronting onto Small Drove
- The access position has been relocated to accommodate the existing foul water rising main.