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COMMERCIAL PROPERTY ADVICE



## **STATEMENT OF COMMUNITY INVOLVEMENT**

**Town and Country Planning Act 1990**

**Planning and Compulsory Purchase Act 2004**

**Localism Act 2011**

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### **Land at Ilkeston Road/Sowbrook Road, Ilkeston**

**Outline planning application for the proposed residential development of up to 196 dwellings with all matters reserved other than the means of access.**

**On Behalf Of:**

**Wulff Asset Management Limited**

**Prepared By:**

Josie Hobbs

Harris Lamb | Grosvenor House | 75-76 Francis Road | Edgbaston | Birmingham B16 8SP

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Job Ref: P1763

Date: 23<sup>rd</sup> June 2022



## **STATEMENT OF COMMUNITY INVOLVEMENT**

**Land at Ilkeston Road/Sowbrook Road, Ilkeston**

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### **Main Contributors**

**Josie Hobbs (BSc Hons)**

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### **Issued By**



**Signature:**

**Print Name: Josie Hobbs**

**Date: 23<sup>rd</sup> June 2022**

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### **Approved By**



**Signature:**

**Print Name: Sam Silcocks**

**Date: 23<sup>rd</sup> June 2022**



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## 1.0 INTRODUCTION

- 1.1 This Statement of Community Involvement (**“SCI”**) has been prepared by Harris Lamb Planning Consultancy (**“HLPC”**) on behalf of Wulff Asset Management Limited (**“the Applicant”**) in conjunction with the outline planning application for the proposed residential development of up to 196 dwellings with all matters reserved other than the means of access. (**“the Application Scheme”**).
- 1.2 This SCI has been produced to highlight the community engagement that has been undertaken by the Applicant in respect of their proposal.
- 1.3 The SCI identifies the process which has been taken in regard to the Application Scheme and explains how members of the public and locally elected members have been consulted as part of the application process.
- 1.4 The consultation process has helped inform interested parties of the outline proposal for residential development to establish their views on the application scheme. This has proven to be a useful exercise in distributing information and resolving any queries regarding the proposed development.
- 1.5 The SCI provides a summary of the comments received from members of the public and the Local Authority. It explains how the comments received have been addressed during the course of the preparation of this outline planning application. It should be read in conjunction with the other outline planning application documents that explain how the scheme has evolved.



## **2.0 The Proposed Development**

2.1 This is an outline application which proposes a residential development of up to 196 dwellings with all matters reserved other than the means of access. The Design and Access Statement provides a detailed description of the proposed development and the design process taken to get there. Below we set out a summary of the key features of the proposal:

- It would deliver up to 196 dwellings. This assumes a net density of 35 dwellings per hectare, which is normal for this type of edge of settlement location;
- Two points of vehicle access are proposed – one on to Ilkeston Road and one on to Sowbrook Lane;
- Surface water drainage would be managed on site so that the development would not increase the flow of water off site;
- The existing easement and bell pit are accommodated in the Masterplan;
- All of the development is proposed outside of the small area of flood zone at the northern end of the site next to the canal;
- Approximately 44% of the site would be left as green space. This would include the retention of existing trees and hedge rows where possible. Where this is not possible (e.g. to create access) replacement tree and/or hedge planting would be provided;
- Play provision is proposed in the form of two play areas and a trim trail for kids;
- The existing informal footpath that runs along the canal and along the western side of the site would be retained and extended to form a circular walk around the site;
- A tree lined avenue would form the primary route through the site, with a network of lower order roads stemming from this;
- All dwellings would face out from the site toward the existing road network, providing a clear block structure;
- The layout incorporates an existing easement; and



- An offset is proposed to the existing sub-station to the south of the site to create an appropriate living environment for residents.

2.2 The indicative masterplan was issued to local residents, businesses and the local authority as part of the public consultation.



### 3.0 PLANNING POLICY CONTEXT

- 3.1 The Localism Act 2011 places strong emphasis on involving local communities in shaping the places where they live. As well as involving local communities in the preparation of the planning policies at the district level, the Localism Act and the National Planning Policy Framework, reinforces the importance of community involvement through its policies. Set out below is a summary of the national and local level planning policies relevant to the public consultation and community involvement.

#### **The National Planning Policy Framework**

- 3.2 The revised National Planning Policy Framework (“The Framework”) was published in July 2021 and provides guidance on pre-application engagement at paragraphs 39 to 46.

- 3.3 Paragraph 39 of the Framework encourages early engagement as this has:

***... significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality preapplication discussion enables better coordination between public and private resources and improved outcomes for the community.***

- 3.4 Paragraph 40 outlines that applicants are encouraged to engage with the local community before submitting their applications. Paragraph 41 further states that *“the more issues that can be resolved at the pre-application stage...the greater the benefits.”*

#### **Erewash Borough Council – Statement of Community Involvement (adopted August 2019)**

- 3.5 Erewash Borough Council’s Statement of Community Involvement (SCI) was adopted in August 2019. The SCI sets out how the Council will involve the local community in the preparation, alteration and review of local Planning Policy documents and decisions on planning applications.



- 3.6 Paragraph 3.2.4 provides that to increase community ‘buy in’ and raise awareness of any future proposals, the Council encourages applicants/developers to undertake their own consultation at a pre-application stage. The applicant/developer are not bound to undertake their own consultation, and any consultation is at their own discretion.
- 3.7 Paragraph 3.2.5 further explains that should an applicant choose to undertake a consultation, this will vary dependant on the scale and nature the development. For a major development, the SCI gives the following examples of how public consultation may be carried out including:
- *Exhibitions or briefings to the Parish Council*
  - *Public meetings*
  - *Development briefs*
  - *Leaflets*
- 3.8 Paragraph 3.2.7(6) also recommends that where an applicant undertakes pre-application consultation, the applicant should submit a statement setting out the steps undertaken to involve stakeholders (including the public).



#### **4.0 PRE-APPLICATION CONSULTATION**

- 4.1 As outlined in Chapter 3 above, Erewash Borough Council's SCI acknowledges that involving the community is encouraged but developers are not bound to undertake their own consultation and any consultation is at their own discretion.
- 4.2 Wulf Asset Management acknowledges the importance of engaging with the local community on the application scheme. In light of the nature proposal and location of the Site, it was considered appropriate to undertake the consultation in the form of a letter, with enclosed plans of the proposals. The letter was emailed to the local ward and parish councillors and posted through local resident's doors, inviting them to raise any comments with us.
- 4.3 A meeting was also offered to the local ward councillors and the Stanton by Dale Parish Council. The Parish Council requested we attend the next Parish Council meeting, which was held on 5 May 2022.



## **5.0 CONSULTATION SUMMARY**

- 5.1 Two pre-application consultation letters were prepared by HLPC and can be found in Appendix 1 and 2 retrospectively. Letter 1 was sent to 12 properties and 7 local businesses within the vicinity of Ilkeston Road/Sowbrook Road and a map showing the area covered can be seen in Appendix 4. Letter 2 was emailed to the following Ward Councillors, Cllr Linda Frudd, Cllr John Frudd and Cllr Stephen Green who were invited to provide their comments. Finally, letter 2 was also sent to Stanton by Dale Parish Council, offering our attendance to a Parish Council meeting.
- 5.2 The letter provides residents and members of the local authority with an overview of the development and was also accompanied by an Indicative Masterplan to further illustrate the proposals and copies of this plan can be found in Appendix 3. The letters encouraged the receiver to contact HLPC to request more information and raise any concerns, so that it could be addressed prior to the formal consultation process.
- 5.3 Consultation Letter 1 advised the receivers of the imminent planning application submissions, and requested that any comments be made before the 25<sup>th</sup> April 2022.
- 5.4 In the period between posting the letters and the submission of this SCI, a total of 3 emails and one phone call were received by HLPC from residents and businesses. Councillor Linda Frudd and Councillor John Frudd also responded advising that they would not be able to comment at this stage due to their involvement in the planning committee and finally, the Parish Council also responded, inviting us to a Parish Council meeting on the 5<sup>th</sup> May 2022 which HLPC accepted to attend.
- 5.5 HLPC attended a Parish Council meeting on 5 May 2022, to present the proposed development to local residents and members and take on board an feedback from attendees.



- 5.6 Following the consultation, we also received a number of queries from residents, business and Parish Council members in relation to the proposal, most of which raising similar comments
- 5.7 The table below summarises the key comments raised during the consultation, as well as how we intend to address these concerns as part of the submission.

Key Concerns	Our response
Problems with the existing road networks including HGV movements	A Transport Assessment was undertaken following the scope agreed with the Highway Assessment. This sets out the impact on the highway network and proposes mitigation measures where appropriate.
Traffic generation	As above
Existing concerns with vehicle movements through Stanton by Dale	The Highway Authority did not require any modelling to be undertaken of vehicle movements through Stanton by Dale. This was reconfirmed after the Parish Council meeting and the response remained the same. Vehicle movements from the scheme are small and not expected to material change the existing position. Whilst we understand the concerns raised by the Parish Council, the evidence does not support any changes to the highway network through the village.
Connectivity (Footways and bus provision)	The TA reviews these. Opportunities to improve both are identified and will be discussed with the Council.
Ecology	A preliminary ecological appraisal has been prepared. Measures to protect protected



	species and secure biodiversity net gain are identified.
Emerging Green-Belt site	The emerging plan holds little weight at this time. We have submitted our objections to the emerging plan on this basis as the Council have not demonstrates any exceptional circumstances.
The listed status of 1-12 Twelve Houses	A heritage statement was produced and measures to ensure the Scheme preserves their setting proposed.
Noise and air pollution	A noise assessment has been produced and measures to provide an acceptable living environment for residents proposed.
Allotments	A community garden scheme has been proposed.
Sustainability	Any measures to comply with planning policy as recommended by the Council will be agreed to.



## **6.0 CONCLUSION**

- 6.1 This Statement of Community Involvement has been prepared in conjunction with an application by Wulff Asset Management Limited for the outline planning application for the proposed residential development of up to 196 dwellings with all matters reserved other than the means of access on land at Land at Ilkeston Road/Sowbrook Road, Ilkeston.
- 6.2 The pre-application public engagement and consultation process detailed within this document has been carried out in accordance with the Council's Statement of Community Involvement and National Planning Policy. Wulff Asset Management believe the consultation has been carried out in a suitable format.
- 6.3 The comments received from local residents, local businesses and members have been welcomed and where possible comments have been taken into consideration during the preparation of the application.



**APPENDIX 1**

**LETTER 1 - CONSULTATION LETTER TO LOCAL RESIDENTS AND BUSINESSES**





Our Ref: P1763/jh  
Date: 4<sup>th</sup> April 2022

Grosvenor House  
75-76 Francis Road  
Edgbaston  
Birmingham B16 8SP

T 0121 455 9455  
F 0121 455 6595

The Occupier

Dear Sir/Madam

**Land at Ilkeston Road / Sowbrook Lane, Ilkeston**

I write to you to seek your view on the proposed residential development of the above site.

Harris Lamb Planning Consultancy are working with Wulff Asset Management Limited to prepare an outline planning application for the residential development of this site. At this stage, the application would focus on the principle of residential development in this location, along with looking at the detail of how access would be achieved. The detail of the layout, scale, appearance, and landscaping would all be reserved for consideration in a separate application.

To assist with the your consideration, I attach a copy of the latest version of the indicative masterplan that has been prepared by Wulff Asset's architect. This is not intended to be the final layout, but it does show how a residential development could be delivered on the site.

**Principle of development**

The site is located on the southern side of Ilkeston and adjacent to the Stamford Regeneration Site. The Council is not able to demonstrate a sufficient supply of housing land and additional sites are needed to make sure sufficient homes are provided for local families and younger people as they move out from the family home.

This site provides the opportunity to provide these homes on one of the few non-Green Belt locations within the Council.

BIRMINGHAM  
0121 455 9455

NOTTINGHAM  
0115 947 6236

STOKE-ON-TRENT  
01782 272555

WORCESTER  
01905 22666





The site is surrounded by existing development and immediately adjacent to the larger Stamford Regeneration Site which is allocated in the adopted local plan to deliver housing and employment opportunities. Most recently the focus of the Stamford Regeneration Site has changed, with a greater focus on providing employment land. The residential development of this site would help address the reduction in housing planned on the adjacent site, and complement the proposed employment use, thereby providing a better balance of uses in this location and reducing peoples need to travel to work.

### **Reducing pressure to release Green Belt Land**

The Council is currently reviewing its local plan and in doing so has identified the need to release large areas of Green Belt land to meet the housing and employment needs identified.

This site is not in the Green Belt and the delivery of housing on this site would reduce the pressure to release Green Belt land.

The site is contained by Ilkeston to the north, the Stamford Regeneration Site to the east and existing dwellings and industrial sites to the south. It is well contained, and unlike the sites proposed to be released from the Green Belt, will not result in on going pressure for development to creep further and further into the open countryside.

### **The Indicative Masterplan**

The Indicative Masterplan has been prepared with the input of the Wulff Asset's expert project team to ensure it properly addresses all the constraints and opportunities presented by the site. In addition to Harris Lamb and the architect, the project team consists of a highway consultant, drainage engineer, ecologist, arborist, noise consultant, ground engineer, mining expert and heritage consultant.

The key features of the indicative Masterplan are as follows:

- It would deliver up to 196 dwellings. This assumes a net density of 35 dwellings per hectare, which is normal for this type of edge of settlement location;
- Two points of vehicle access are proposed – one on to Ilkeston Road and one on to Sowbrook Lane;
- Surface water drainage would be managed on site so that the development would not increase the flow of water off site;
- The existing easement and bell pit are accommodated in the masterplan;
- All of the development is proposed outside of the small area of flood zone at the northern end of the site next to the canal;
- Approximately 44% of the site would be left as green space. This would include the retention of existing trees and hedge rows where possible. Where this is not possible (e.g. to create access) replacement tree and/or hedge planting would be provided;
- Play provision is proposed in the form of two play areas and a trim trail for kids;
- The existing informal footpath that runs along the canal and along the western side of the site would be retained and extended to form a circular walk around the outside of the site;
- A tree lined avenue would form the primary route through the site, with a network of lower order roads stemming from this;
- All dwellings would face out from the site toward the existing road network, providing a clear block structure; and
- An offset is proposed to the existing sub-station to the south of the site to create an appropriate living environment for residents.



**Timeframe for comments**

The purpose of writing is to seek your views on the proposed development. If you would like to make any comments, could you please email or post these by the 25<sup>th</sup> April 2022 to the following:

Email: [josie.hobbs@harrislamb.com](mailto:josie.hobbs@harrislamb.com)

Post: Josie Hobbs, Grosvenor House, 75-76 Francis Road, Edgbaston, Birmingham B16 8SP

Yours faithfully,

**Josie Hobbs BSc (Hons)**

**Graduate Planner**

Tel. 07436 037201

[Josie.hobbs@harrislamb.com](mailto:Josie.hobbs@harrislamb.com)



**APPENDIX 2**  
**LETTER 2 - CONSULTATION LETTER TO WARD COUNCILLORS AND PARISH**  
**COUNCIL**





Our Ref: P1763/jh  
Date: 5<sup>th</sup> April 2022

Grosvenor House  
75-76 Francis Road  
Edgbaston  
Birmingham B16 8SP

T 0121 455 9455  
F 0121 455 6595

Address

**SENT VIA EMAIL:**

Dear Councillor XXXX

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Post: Josie Hobbs, Grosvenor House, 75-76 Francis Road, Edgbaston, Birmingham B16 8SP

### **Meeting**

We would also be more than happy to set up a meeting with you to discuss the proposal in more detail if that would be of interest. We would be happy to do this virtually or in person, and we can agree a mutually convenient date for this.

Yours Sincerely

**Josie Hobbs BSc (Hons)**  
**Graduate Planner**  
Tel. 07436 037201  
[Josie.hobbs@harrislamb.com](mailto:Josie.hobbs@harrislamb.com)



**APPENDIX 3**  
**INDICATIVE MASTER PLAN**





- Key
- 1. Main Site access from Ilkeston Road
  - 2. Secondary site access from Sowbrook Road
  - 3. Pumping Station
  - 4. Local Equipped Area of Play
  - 5. Gas Main
  - 6. Detention Basin
  - 7. Existing Category A tree
  - 8. Local Area of Play
  - 9. Circular Pedestrian Route
  - 10. Access to canalside footpath
  - 11. Existing Pond
  - 12. Buildings to front out with 50m offset to sub station
  - 13. Sub Station
  - 14. Public Open Space
  - 15. Abandoned Mineshaft
  - 16. Retained Hedge
  - 17. Children's Trim Trail
  - 18. Retention of existing Public Right of Way
  - 19. Tree lined Avenue
  - 20. Existing Informal Footpath to be retained.

Rev. No.	Date	Amendment	Initial
-	-	-	-



**APPENDIX 4**  
**MAP OF DISTRIBUTION AREA**



