



Nathaniel Lichfield
& Partners
Planning. Design. Economics.

Victoria Road West - Hebburn

Statement of Community Involvement

Miller Homes

7th September 2016

23086/MHE/KS

Nathaniel Lichfield & Partners
Generator Studios
Trafalgar Street
Newcastle NE1 2LA

nlpplanning.com

This document is formatted for double sided printing.

© Nathaniel Lichfield & Partners Ltd 2016. Trading as Nathaniel Lichfield & Partners.

All Rights Reserved.

Registered Office:

14 Regent's Wharf

All Saints Street

London N1 9RL

All plans within this document produced by NLP are based upon Ordnance Survey mapping with the permission of Her Majesty's Stationery Office. © Crown Copyright reserved. Licence number AL50684A

Contents

1.0	Introduction	1
	Context	1
	National Planning Policy Framework (NPPF) (2012)	1
	Proposal.....	1
	Structure of Statement	1
2.0	Consultation Process	3
	South Tyneside Council	3
	Engagement with Local Community	3
	Publicity	3
	Public Exhibition.....	3
	Questionnaire	4
3.0	Analysis of Feedback	5
	Attendance.....	5
	Question Responses.....	5
	Question 1	6
	Question 2	7
	Question 3	8
4.0	Further Comments	9
	Scheme Evolution	10
5.0	Summary and Conclusion	11

Appendices

Appendix 1 : Consultation Leaflets

Appendix 2 : Exhibition Boards

1.0 Introduction

1.1 This statement is prepared by Nathaniel Lichfield and Partners (“NLP”) on behalf of Miller Homes (“the applicant”) and Siemens PLC to assist South Tyneside Council (“the Council”) in its consideration of the accompanying detailed planning application for residential development on Victoria Road West, Hebburn (“the site”).

1.2 The purpose of this statement is to explain the consultation process undertaken, analyse the findings and, where appropriate, explain how the views of the local community have been taken into account.

Context

1.3 This section now reviews the key national guidance relevant to community consultation in South Tyneside.

National Planning Policy Framework (NPPF) (2012)

1.4 The NPPF identifies the role of local authorities in encouraging the use of pre-application engagement. Paragraph 189 states that local authorities should “*encourage any applicants who are not already required to do so by law to engage with the local community before submitting their applications*”, where this would be more beneficial.

1.5 Furthermore, paragraph 66 states that “*applicants will be expected to work closely with those directly affected by the proposals to evolve designs that take into account the views of the community. Proposals that can demonstrate this in developing the design of the new development should be looked upon more favourably*”

Proposal

1.6 This planning application seeks full planning permission for the following:

1.7 “*Residential development with associated access, landscaping and open space*”

1.8 Vehicular access will be achieved via two new access points directly onto Victoria Road West in addition to a further pedestrian access point via Parkside.

1.9 A detailed description of the proposed development is provided in the accompanying Design and Access Statement.

Structure of Statement

1.10 The remainder of this statement is structured as follows:

- Section 2.0 – Consultation Process

- Section 3.0 – Analysis of Feedback
- Section 4.0 – Further Comments; and
- Section 5.0 – Summary and Conclusions

2.0 Consultation Process

- 2.1 The applicant has undertaken a process of pre-application consultation which has enabled them to gather feedback from the local community to help to ensure that where possible the development reflects local aspirations. The applicant's approach to engaging with the local community is explained below.

South Tyneside Council

- 2.2 Prior to the commencement of the community consultation exercise, pre-application discussions were held with the Council on the 14th July 2016 to help shape the initial scheme and determine the scope of the consultation exercise. The Council's formal pre-application process involved consultation with relevant departments and other bodies which helped to inform the development proposals.

Engagement with Local Community

- 2.3 It was determined that a public exhibition would offer the most appropriate method of engagement with residents and would provide an opportunity for the local community to view and comment on the proposals.

Publicity

- 2.4 To raise awareness of the event, circa 1,400 leaflets (see Appendix 1) were distributed to all residential properties within the locality of the site on Wednesday 29th June 2016. The leaflets provided an overview of the proposed development and contained an invitation to attend the public exhibition. The flyer also provided contact details for residents to submit any comments, and answer the questions of a small questionnaire on the proposals.

Public Exhibition

- 2.5 The public exhibition was held on Wednesday the 6th July 2016 at Hebburn Sports and Social Ground. The venue was chosen as it is well known, in close proximity to the development site and easily accessible to local residents.
- 2.6 The Exhibition was held between 3.00pm and 7.00pm as this provided flexibility for local residents to attend the exhibition out of working hours to ensure the event was accessible for all. Ward Councillors and Hebburn Community Area Forum Councillors were invited to attend from 2.30pm, to allow them to look over the plans prior to the general public.
- 2.7 The Exhibition comprised a series of display boards illustrating the proposed scheme (See Appendix 2). These clearly and simply presented the site, its context and the initial proposals. The boards afforded local residents the opportunity to use visual aids to discuss the proposals.

- 2.8 The applicant and members of the consultant team were in attendance for the entirety of the exhibition to answer questions and discuss the proposals in detail. Residents were also able to discuss matters directly with the applicant.

Questionnaire

- 2.9 Attendees at the exhibition were encouraged to provide feedback on the proposals by means of completing a questionnaire and returning it to the comments box provided.
- 2.10 The questionnaire addressed a number of key issues including the principle of the use of brownfield land, the sites suitability and sustainability for a housing development, and the design and layout of the site.
- 2.11 The questionnaire also provided space for local residents to leave unstructured feedback. The questionnaire provided a suitable and objective approach to gathering feedback of local residents.

3.0

Analysis of Feedback

Attendance

3.1

At the public exhibition of Wednesday 6th of July, 55 visitors signed the attendance register. 1,400 consultation leaflets advertising the event were distributed to properties which were located in close proximity of the development site. The attendees who signed the attendance register therefore accounted for 3.9% of those consulted. In addition, a number of others attended the event but chose not to sign the attendance register.

3.2

Local residents completed a total of 98 questionnaires that were sent through the post and completed at the event.

3.3

Of those who attended the consultation event, 46 questionnaire responses were received, representing 83% of attendees who signed in. Again, it is reasonable to assume that those who did not fill out the form did not wish to object to the proposals. Similarly, a number of residents arrived with no negative preconception, and were simply attending in order to become better informed on the proposals.

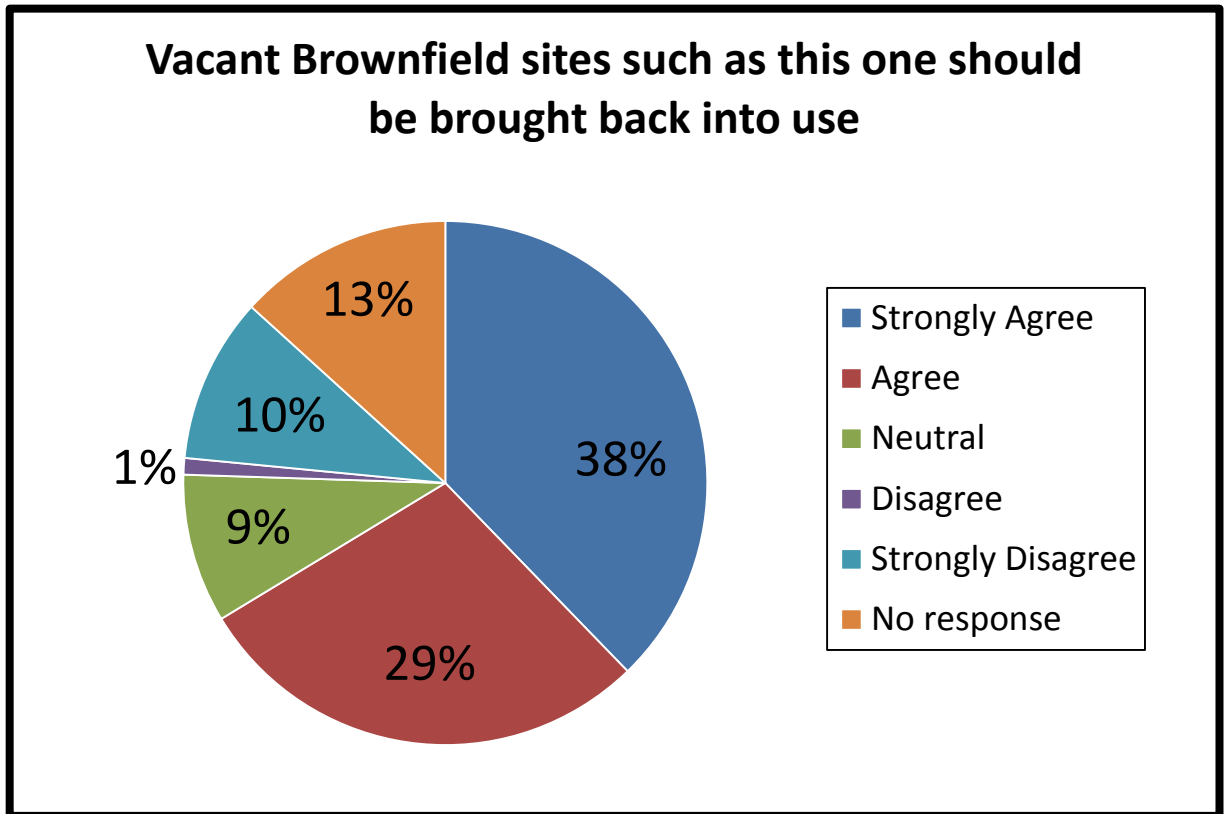
Question Responses

3.4

The questionnaire contained three questions followed by an additional comments section. The analysis of responses to each question are set out in a graphical format below:

Question 1

Do you agree with vacant brownfield sites such as this one should be brought back into use?

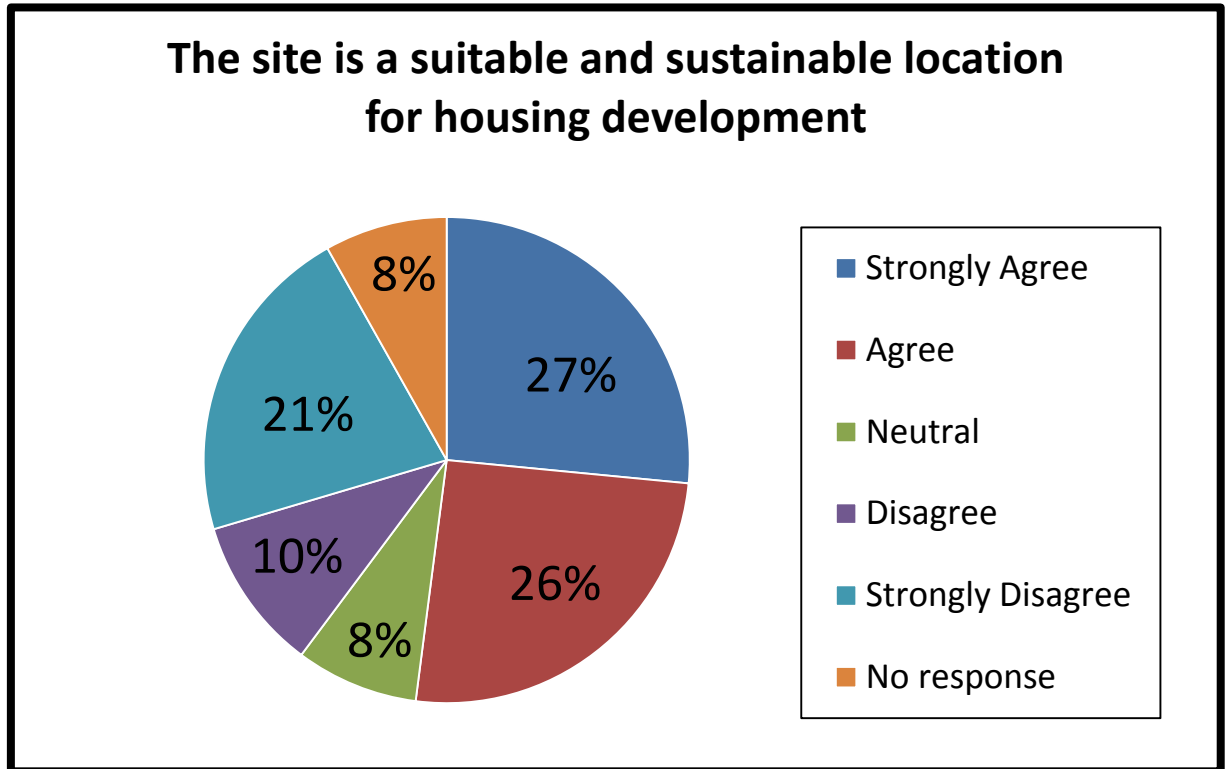


3.5

A total of 67% of respondents either agreed (29%) or strongly agreed (38%) that a vacant brownfield site such as this should be brought back into use. This positive response highlights the respondents preference for the use of previously used land for development.

Question 2

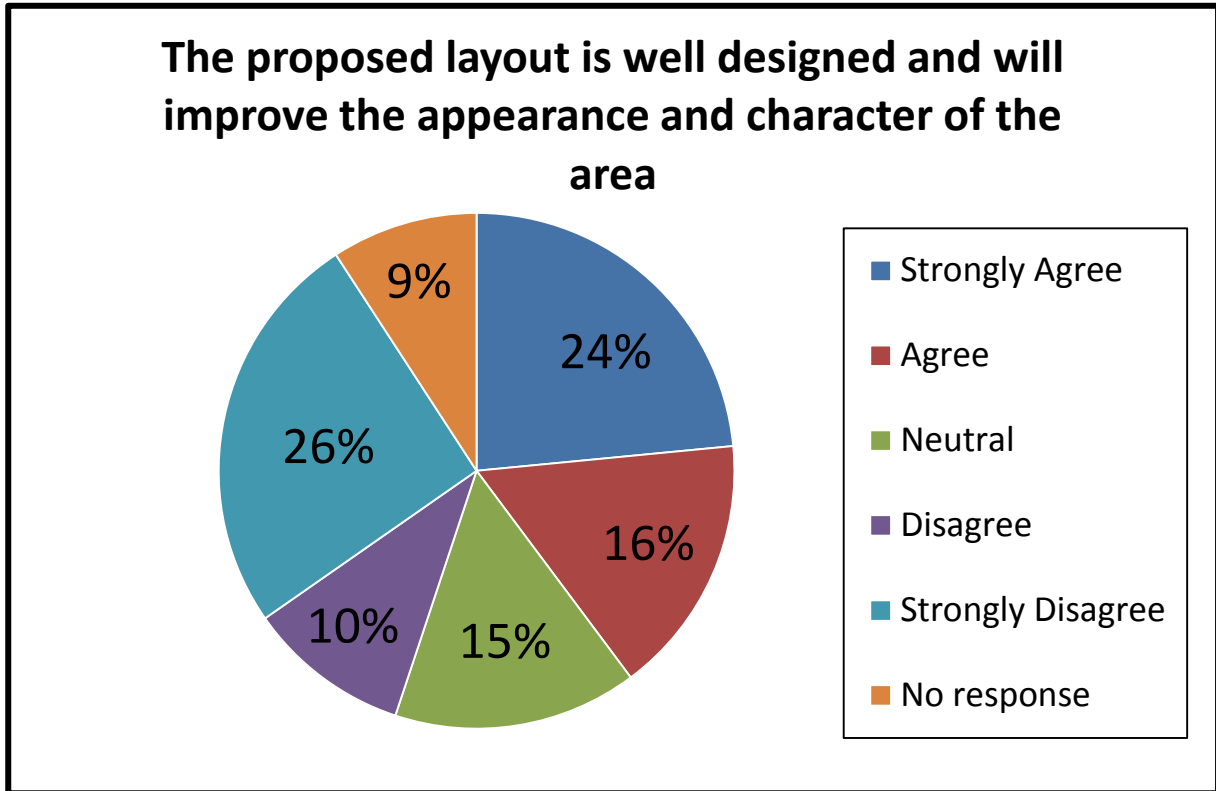
Do you agree that the site is a suitable and sustainable location for housing development?



- 3.6 Just over half of the respondents Agreed (26%) or Strongly Agreed (27%) that the proposed site is in a suitable and sustainable location for housing development. A further 8% were neutral on the question and less than a third disagreed with the claim that the site was in a suitable and sustainable location for housing development.

Question 3

Do you agree that the proposed layout is well designed and will improve the appearance and character of the area?



- 3.7 Over a third of respondents either Strongly Agreed (24%) or Agreed (16%) that the proposed layout is well designed and will improve the appearance and character of the area. Approximately one third disagreed.
- 3.8 The primary issue in relation to the proposed layout was the previous vehicular access proposed from Parkside. This has since been amended, as a result of the public consultation, and will now be pedestrian only access.

4.0

Further Comments

4.1

The questionnaire also provided respondents with the opportunity to express any additional comments of support or concerns they had relating to the proposal.

4.2

76 respondents opted to provide additional comments. In the table below, there is a table which breaks down the comments into categories, with responses about how the applicant and the consultant team have responded to the issues raised by the local community.

Table 4.1 Responses to Questionnaire Comments

Comment	Response
Will there be a significant impact on the local highways network?	A Transport Assessment has been submitted as part of this proposal, which highlights that there will be no significant highways impacts as a result of this development.
What impact will the development have on existing local services? (GP's, Schools etc.)	As part of the determination of this application, the impact of the development on local services will be discussed with South Tyneside Council, and mitigated where appropriate.
There are too many houses being built in Hebburn.	South Tyneside Council are required to meet certain delivery targets in regards to the amount of homes built in the authority. Miller Homes have recognised this (along with other developers in the area) and have chosen this site as a suitable location to help meet these requirements.
Will the development affect wildlife?	Green ecological buffers have been included as part of this scheme to cater for local wildlife in the area. An Ecological assessment has also been submitted as part of this application and discussions relating to off-site mitigation are ongoing.
Why have these access points been chosen to enter the site? It will cause too much traffic for existing residents.	Since consultation, access from Parkside has been changed from vehicular to pedestrian, to reduce the amount of traffic entering the site from South Drive. The access points have been carefully chosen following a Transport assessment, which is submitted as part of this application.
Will I experience disruption and negative impacts during the construction of the development?	The construction to take place shall adhere to best practice guidelines. It is likely that a Construction Management Plan shall be required as part of a condition to be agreed by South Tyneside Council.

Scheme Evolution

- 4.3 Following the public consultation and feedback from relevant stakeholders, a number of amendments were made to the proposed development in response to the comments received. The overall level of local support has been positive for this scheme, and as a result of this consultation process the scheme has evolved.
- 4.4 The original vehicular access from Parkside has now been changed to pedestrian only access. This change came after comments on the potential levels of traffic that entered through Park Side were reviewed. Plots 170- 181 have also been re-orientated whereby access is now gained from within the site. Ecological mitigation has since been strengthened through the inclusion of biodiversity buffers around the proximity of the site and discussions relating to off-site mitigation are ongoing.

5.0 **Summary and Conclusion**

5.1 The pre-application consultation undertaken by the applicant had met the requirements and recommendations of the NPPF.

5.2 Miller Homes engaged with the local community and, where appropriate, the scheme has been amended to address the concerns of the local residents. This has been reflected in the changes discussed in the previous chapter. Overall, the level of support is positive in bringing the project forward.

Appendix 1 : Consultation Leaflets

Victoria Road West, Hebburn

Public Drop-in Event

You are invited to attend a public consultation relating to the proposed redevelopment of land to the west of Victoria Road, Hebburn to provide approximately 340 new homes.

The drop-in event will be held at **Hebburn Sports & Social Ground** on **Wednesday 6th July 2016** between **3pm and 7pm**.

Miller Homes and the project team will be available to discuss the proposal and answer any questions.

Site Location Plan



Nathaniel Lichfield
& Partners
Planning, Design, Economics.



millermillerhomes

The Proposed Development

Miller Homes are seeking to redevelop this vacant brownfield site to provide a range of high quality homes within Hebburn. The site is well suited to residential development due to its proximity to the town centre and excellent links to key services and amenities.

Key benefits of the scheme include:

- Redevelopment of a vacant brownfield site, which will reduce pressure on greenfield and Green Belt land in the borough.
- A range of attractive houses to meet local needs, from 2-bed apartments to 5-bed family properties, and provision of Affordable Homes across the site.
- Creation of two new access points on Victoria Road West to reduce vehicle movement on South Drive and Parkside.

Proposed Development Layout



Have your say...

In order to hear your views on the proposal and to provide further information on the development a public drop-in event is being held - the details of which are on the front page. We are asking people to fill in the questionnaire below, which will also be available to submit at the event.

Alternatively, if you are unable to attend, please complete the questionnaire below, cut along the dotted line and return the form by **Wednesday 13th July 2016** using the freepost address overleaf or e-mail victoriaroad@nlplanning.com

Q1 Vacant brownfield sites such as this one should be brought back into use.

☐ Strongly Agree ☐ Agree ☐ Neutral ☐ Disagree ☐ Strongly Disagree

Q2 The site is a suitable and sustainable location for housing development.

☐ Strongly Agree ☐ Agree ☐ Neutral ☐ Disagree ☐ Strongly Disagree

Q3 The proposed layout is well designed and will improve the appearance and character of the area.

☐ Strongly Agree ☐ Agree ☐ Neutral ☐ Disagree ☐ Strongly Disagree

Comments:

Name

Address

Postcode

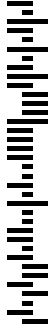
Email

The information you provide will only be used for the purposes of this consultation exercise. The data will be held securely in accordance with the Data Protection Act 1998.

If you do not wish to receive further information on the proposal please tick here ☐



Business Reply Plus
Licence Number
RSKX-LEUX-KTEX



Dominic Smith
Nathaniel Lichfield & Partners
Generator Studios
Trafalgar Street
Newcastle Upon Tyne
NE1 2LA



Appendix 2 : Exhibition Boards

Victoria Road West Hebburn

1

Welcome

Thank you for coming

This consultation event provides information on the proposed development at Victoria Road West to provide c.340 homes.

This is your opportunity to view the project, comment on the proposals and have your say on the design of the scheme.

Our project team are here today and are happy to discuss the proposals and answer your questions. Questionnaires are available and we would ask that you complete one and submit in the box provided.



The Site

The site measures approximately 10 hectares and is currently vacant following the demolition of the buildings that constituted the Siemens factory. It lies around 700m from Hebburn town centre and is a highly accessible location in an established residential area.



Nathaniel Lichfield
& Partners
Planning, Design, Economics.



mill

er

homes

Victoria Road West Hebburn

2

Proposed Development

Planning policy overview

The redevelopment of vacant brownfield sites is promoted through national and local planning policy. The site has been marketed for industrial uses however there has been little interest, demonstrating that the site is not viable for redevelopment in its current use.

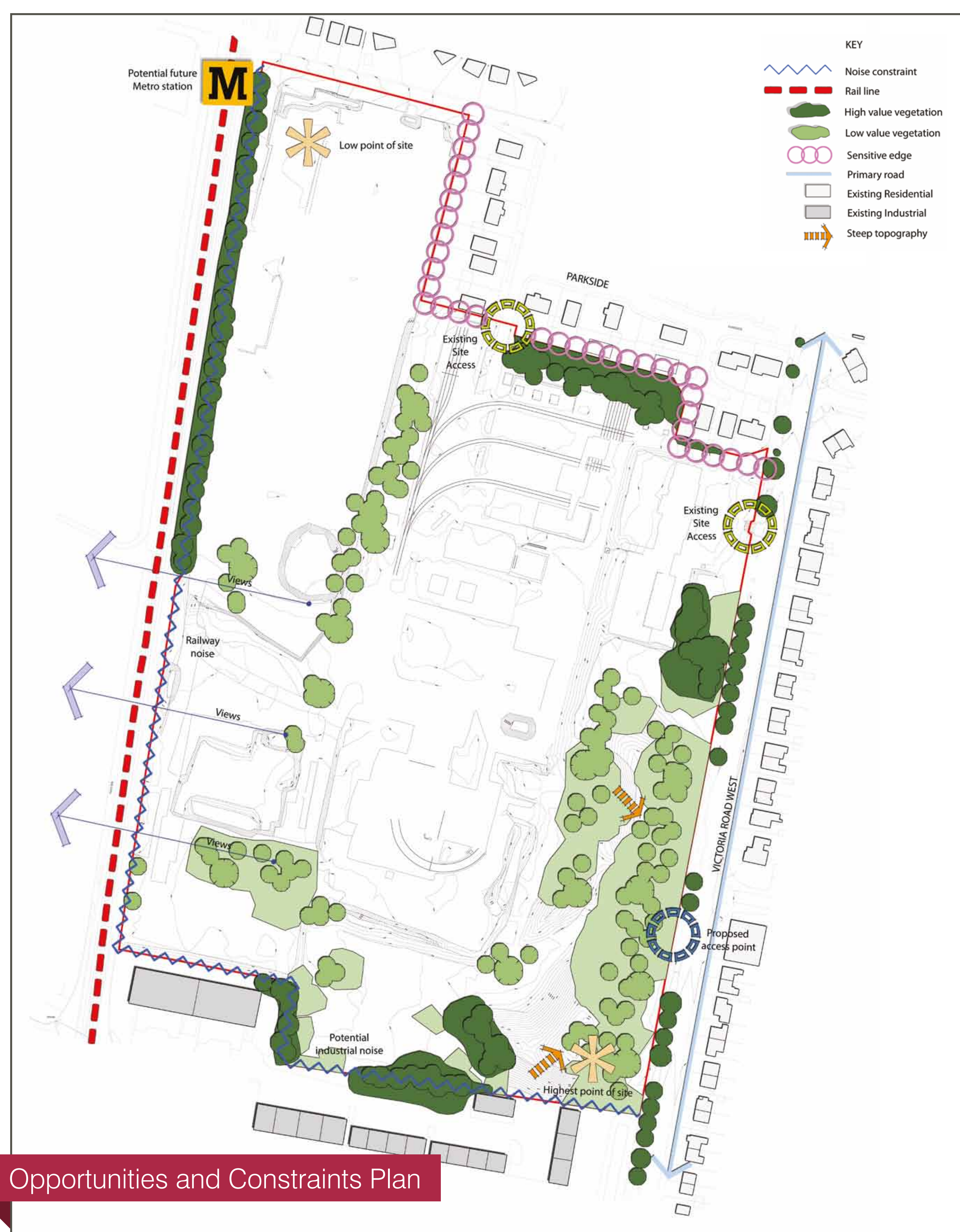
South Tyneside Council have assessed the site and found that it is a suitable location for residential development. Redeveloping brownfield sites such as this one to provide new homes relieves the pressure for development on greenfield and Green Belt sites in the borough.



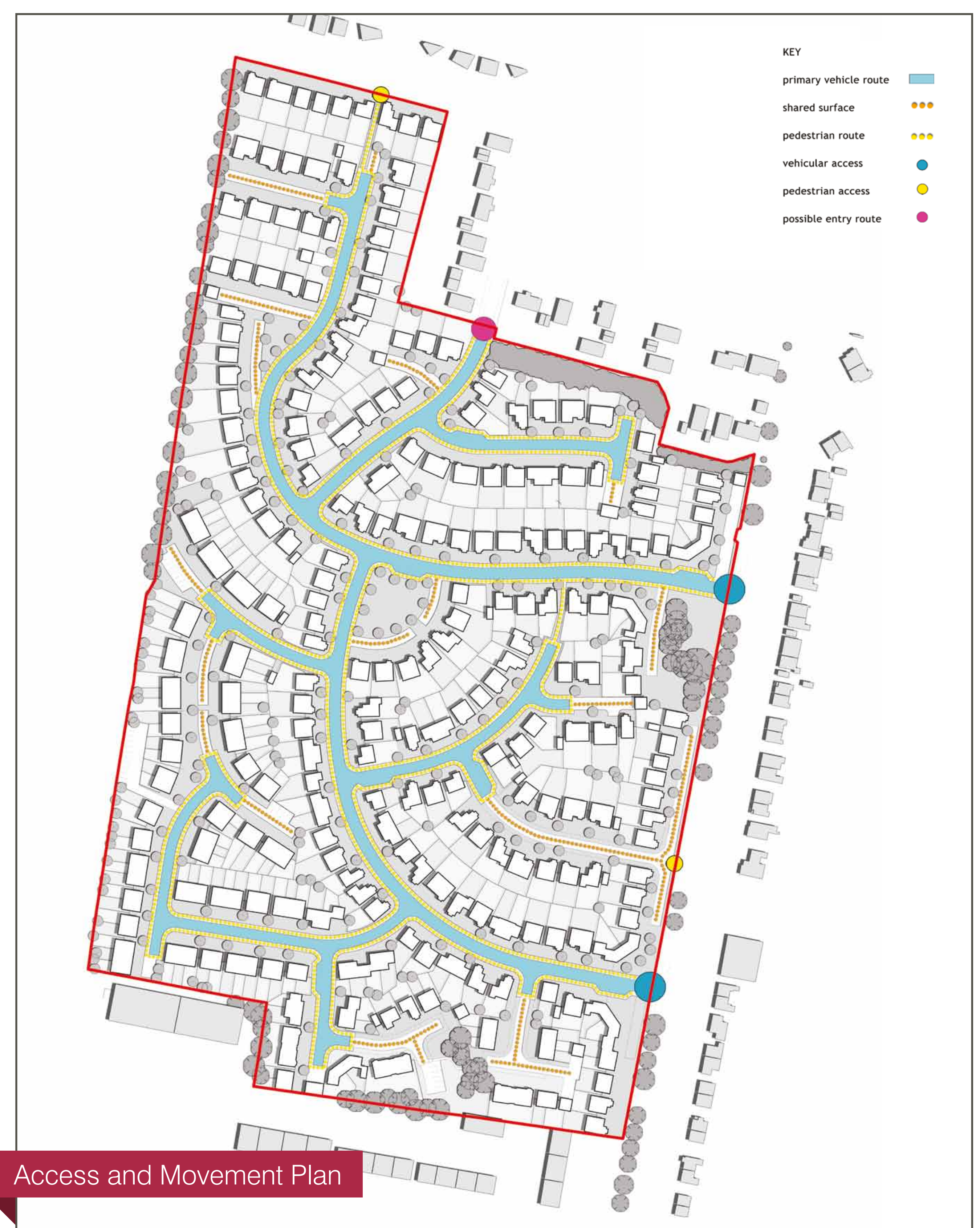
Victoria Road West Hebburn

3

Design Detail



Opportunities and Constraints Plan



Access and Movement Plan



Street Scene - Victoria Road West



Nathaniel Lichfield
& Partners
Planning. Design. Economics.



millermiller homes

Victoria Road West Hebburn

4

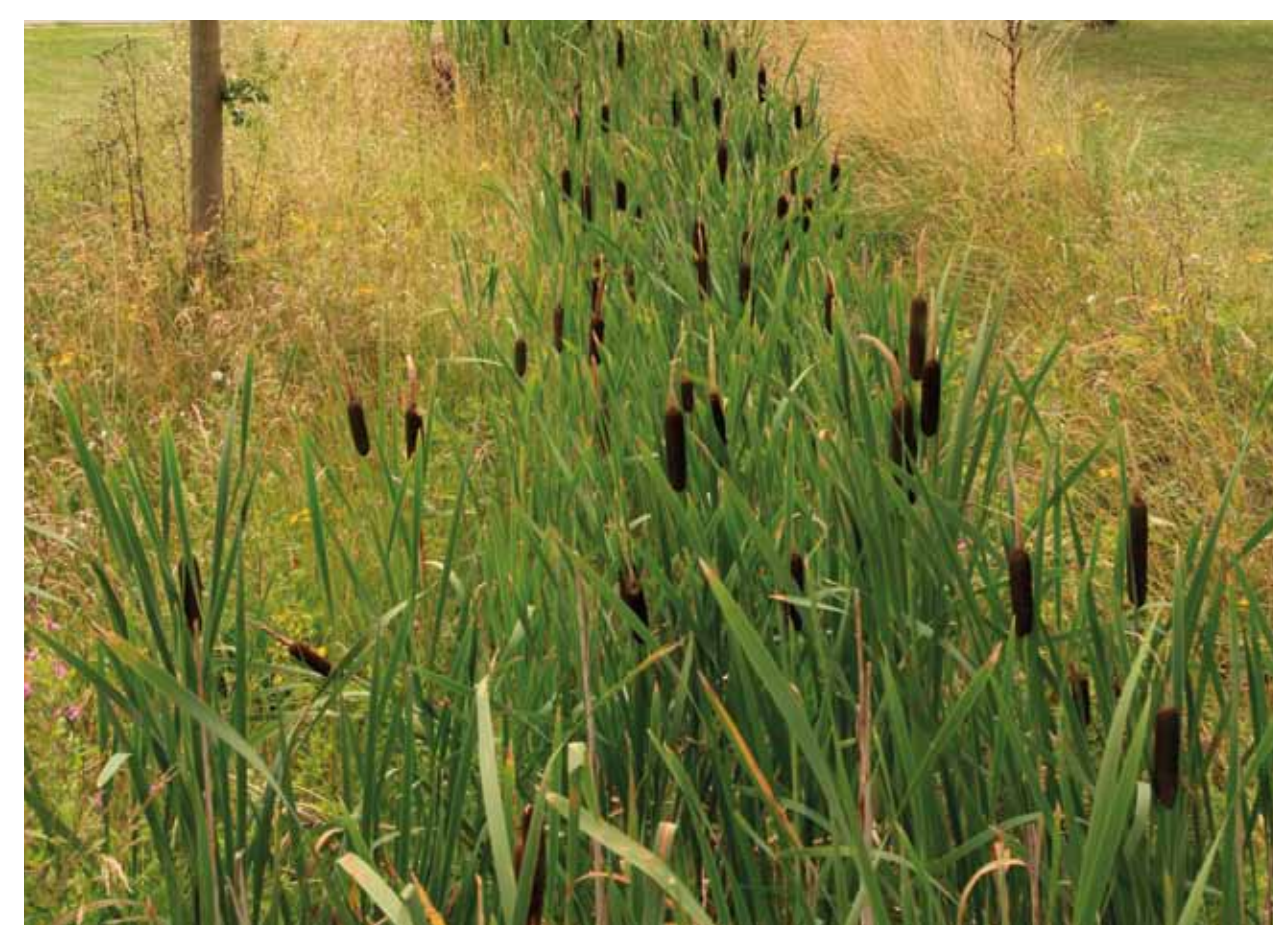
Technical Matters

Flood Risk

The site falls within Flood Zone 1, which means it has a less than 1/1000 chance of flooding, and also benefits from an outfall to an existing adopted combined sewer system. Detailed drainage work is being undertaken to ensure that flood risk to the site and surrounding areas is reduced as a result of the new housing.

Highways Impact

Currently the site's main vehicular access is from Parkside - the proposed development seeks to create two additional access points from Victoria Road. This is intended to disperse traffic and reduce the number of vehicles along South Drive and Parkside. Traffic monitoring is ongoing to provide feedback on the impact of the development but initial calculations suggest that there will be minimal impact on the existing highway network in comparison to the site's former industrial use.



Ecology

Ecological and arboricultural surveys are currently being undertaken to better understand the ecological value of the site and will inform the final layout, incorporating biodiversity improvements where possible. The site is being assessed specifically for butterflies and reptiles, which are relatively common species for brownfield site such as this.

Land Contamination

The site is currently undergoing detailed site investigation and assessment in order to determine the ground conditions and the degree of any potential historic contamination. Initial findings have indicated that some localised contamination associated with the former site uses is present and therefore a remediation strategy, detailing how the contamination will be safely managed, will be completed and agreed with the local authority.

Victoria Road West Hebburn

5

Benefits

The development proposals will have the following positive benefits for the local area:

- Redevelopment of a currently vacant brownfield site to alleviate pressure on greenfield and Green Belt land.
- Increased number of vehicular access points to better disperse traffic.
- Creation of a permeable development for pedestrians and cyclists to encourage sustainable transport methods.
- Provision of well-designed and high-quality homes, ranging from 2-bed apartments to 5-bed family homes.
- Sensitive landscaping scheme to retain high value trees and increase biodiversity levels within the site.



01 CONSTRUCTION IMPACTS



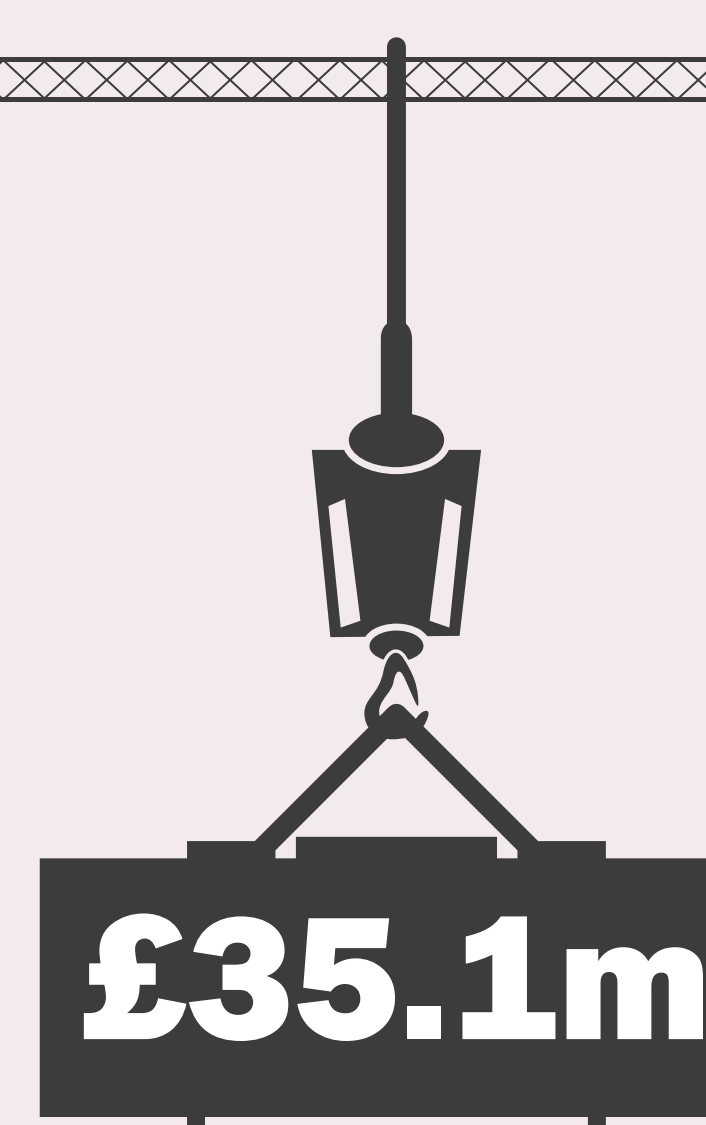
49 Jobs

Direct Employment p.a.
[estimated to create 390 person-years of temporary construction employment over the 8 year build period]

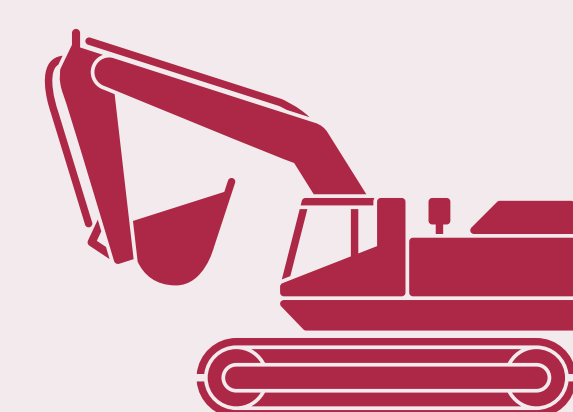


74 Jobs

Indirect/Induced Employment
[74 'spin-off' jobs could be supported in the supply chain and related services per year of construction]



Construction Value
[estimated total cost of construction]



Economic Output
[expected additional GVA p.a. from direct and indirect jobs]

£4.6m GVA

02 EXPENDITURE IMPACTS

£1.69m



First Occupation Expenditure on goods and services to make a house 'feel like home' a proportion of which would be captured locally



£2.8m

Estimated Additional Resident Expenditure within local shops and services [per annum]



40 Jobs

New Full Time Equivalent (FTE) Operational Jobs supported by increased resident expenditure in the local area

03 LOCAL AUTHORITY REVENUE IMPACTS



£3.2m

New Homes Bonus Payments to LPA [over a 6 year period]



£522,000

Additional Council Tax Revenues [per annum]

Design and analysis by NLP (July 2016)



Nathaniel Lichfield
& Partners
Planning. Design. Economics.



mill

er homes

Victoria Road West Hebburn

6

Next Steps

The redevelopment of the site to provide a range of homes is consistent with the Council's aspirations to maximise the use of brownfield sites in South Tyneside.

After we have considered the comments received during this consultation, the next steps will be:

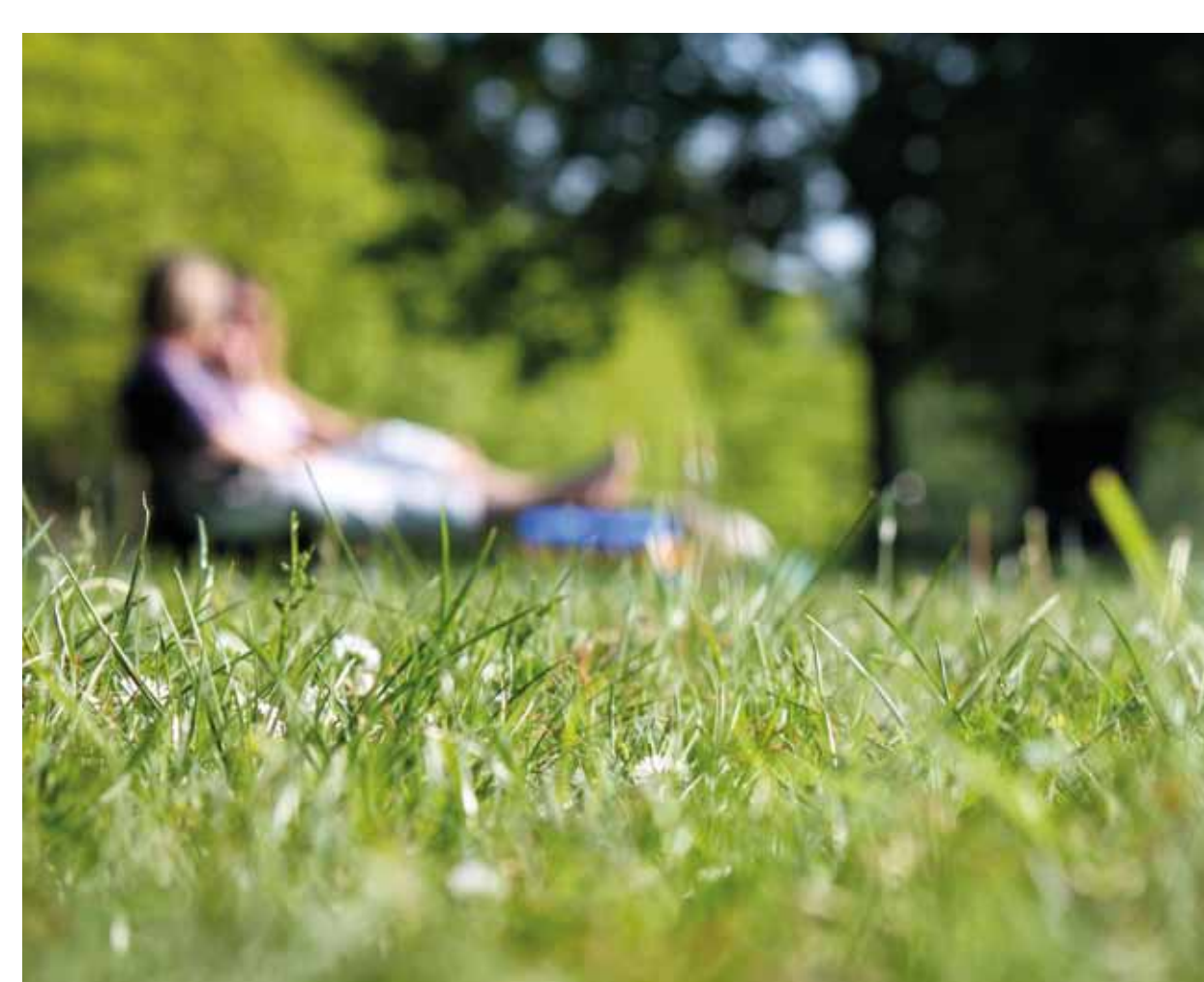
- Submission of a planning application - August 2016;
- South Tyneside Council determine the planning application - November 2016;
- Construction to commence on-site (subject to planning permission) - January 2017; and
- First occupation - Summer 2017.

Thank you for attending the event today to view the initial plans and proposals for this development.

Please fill in the questionnaires and either place them in the box provided, e-mail to **victoriaroad@nlppanning.com**

or post to:

Dominic Smith
Nathaniel Lichfield & Partners
Generator Studios,
Trafalgar Street,
Newcastle-Upon-Tyne
NE1 2LA



Nathaniel Lichfield
& Partners
Planning. Design. Economics.



millerrhomes

















Nathaniel Lichfield
& Partners

Planning. Design. Economics.

Planning
Consultancy
of the Year

2011-2014



-  Applications & Appeals
-  Climate Change & Sustainability
-  Community Engagement
-  Daylight & Sunlight
-  Economics & Regeneration
-  Environmental Assessment
-  Expert Evidence
-  GIS & Spatial Analytics
-  Graphic Design
-  Heritage
-  Property Economics
-  Site Finding & Land Assembly
-  Strategy & Appraisal
-  Urban Design

Bristol

0117 403 1980

Cardiff

029 2043 5880

Edinburgh

0131 285 0670

Leeds

0113 397 1397

London

020 7837 4477

Manchester

0161 837 6130

Newcastle

0191 261 5685

Thames Valley

0118 334 1920

nlpplanning.com