



MASTERPLANNING and URBAN DESIGN

Eskdale Drive  
Jarrow  
Tyne and Wear

## Statement of Community Involvement

January 2017

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(Project No. N81:2404)



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## **1. INTRODUCTION**

- 1.1 This Statement of Community Involvement (SCI) has been prepared on behalf of South Tyneside Housing Ventures Trust Limited ("The Applicant") to inform and accompany a detail planning application for 36 one to three bedroom flats, bungalows, semi-detached and terraced dwellings.
- 1.2 South Tyneside Housing Ventures Trust Limited recognises the importance of engagement with the local community and the Council in developing the proposals. Pre-application discussions with local planning authorities under national legislation is considered below. In particular, this SCI has been prepared in accordance with South Tyneside Council's ("the LPA") adopted Statement of Community Involvement and following pre-applications with the LPA's planning officers.
- 1.3 South Tyneside Housing Ventures Trust Limited have undertaken a comprehensive consultation exercise that fully complies with both national and local policy guidance. This SCI sets out the pre-application consultation undertaken before the application was finalised and how the consultation influenced the submitted proposal.



## 2. POLICY CONTEXT

### National Guidance

- 2.1 Under the Planning and Compulsory Purchase Act 2004 (Section 18) there is a requirement for local planning authorities to prepare a Statement of Community Involvement which sets out the policy and procedure for Community Involvement in plan making and also involvement in the preparation and determination of planning applications.
- 2.2 In addition, Section 122 of the Localism Act (2011) introduced a new statutory requirement for an applicant to undertake pre-application consultation on planning applications and to respond to and report on consultation. Consultation with statutory consultees, other stakeholders and the local community is now a well-established part of the planning system further underpinned by the National Planning Policy Framework (NPPF), paragraphs 188 to 195.
- 2.3 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.
- 2.4 Paragraph 66 states that *"Applicants will be expected to work closely with those directly affected by their proposals to evolve designs that take account of the views of the community. Proposals that can demonstrate this in developing the design of the new development should be looked upon more favourably"*.
- 2.5 All local planning authorities are required by law to adopt a Statement of Community Involvement (SCI) setting out how consultation takes place on planning issues. Most SCI's also provide guidance to developers on how they should undertake pre-application consultation within the local community.
- 2.6 South Tyneside Housing Ventures Trust Limited has followed these principles and considers that the proposed development has benefited from active engagement with the Council officers, ward members and the local community.

### Local Guidance

#### *South Tyneside Council's – Statement of Community Involvement*

- 2.7 South Tyneside Council's Statement of Community Involvement was produced in January 2013, and has been informed by the key principles contained in the Council's Community Involvement Strategy. The purpose of this SCI is to show how and when community

engagement will take place for planning and development, including both plan making and planning applications.

- 2.8 The Statement encourages pre-application discussions and recognises the benefits of engaging with, and carrying out, pre-application consultation with interested local parties and community bodies. This should allow any issues to be addressed early in the planning process thus reducing the potential for delays in the decision-making process whilst also improving the quality of applications.
- 2.9 Developers are required to undertake pre-application public consultation for major applications as defined by Government in the following categories.
- Housing developments of 10 or more dwellings
  - Housing developments with a site area that is equal to or greater than 0.5 hectares
  - Non-residential developments involving floor space equal to or greater than 1,000m<sup>2</sup>, or
  - Developments with a site area that is equal to or greater than 1 hectare
- 2.10 The content and method of any pre-application consultation exercise should accompany the submitted planning applications to satisfy validation requirements.



### 3. ENGAGEMENT WITH KEY STAKEHOLDERS

- 3.1 As part of their housing renewal delivery agenda, South Tyneside Housing Ventures Trust Limited have involved the local community in the preparation of the development proposals over the last two years. The Applicant has identified the following persons and organisations as key stakeholders that have been closely involved in the pre-application consultation process:

#### *Council Officers*

- 3.2 In accordance with the SCI, the applicant engaged with the Council prior to submission. In particular, advice has been sought from officers in planning, highways and environmental services. Meetings were held at South Tyneside Council offices as follows:

- 25 November 2016 – Ward Councillors
- 5 December 2016 – Trevor Male of Highways Section and Kevin Burrell and Sam Jobson of Environmental Section
- 15 December 2016 – Kevin Burrell and Sam Jobson of Environmental Section
- 11 January 2017 – Peter Mennell, Housing and Planning Growth Manager
- 16 January 2017 – Mark Hepburn of Cleansing Section

#### *Postal Survey*

- 3.3 South Tyneside Housing Ventures Trust Limited carried out a postal survey during October / November 2016 which contacted previous South Tyneside Homes' customers who had lived on Eskdale Drive prior to the demolition of properties, asking them if they would be interested in a new house back on the site. A copy of the letter is included in Appendix 1. A total of 40 letters were issued.

#### *Local Community*

- 3.4 In order to reach the widest number of residents and businesses in the area, the Applicant held two drop-in public consultation events. For the first event members of the public were invited by letter to an event held at Perth Green Community Association, Inverness Road, Jarrow on 16 December 2015 from 1.00pm to 6.00pm. The letter encouraged residents to take part in the design process and was distributed on 4 December 2015 to approximately 50 households and businesses within the proximity of the site (Appendix 2 Distribution Area). Residents were also given the option to make an appointment for someone to visit their home to discuss the future plans if they were unable to attend the event. A copy of the leaflet is included in Appendix 3. Copies of the exhibition boards displayed at the event are shown in Appendix 4.
- 3.5 The chosen venue, being located within close proximity of the site, was considered suitable as it provides good access to residents and other stakeholders located closest to the site.

Furthermore, the opening times were considered appropriate as they would allow all members of the public to attend, including those with children (at the earlier time), and those returning from work (at the later time).

- 3.6 Members of the public were encouraged to engage with the Applicant before and after the event. At the event representatives of the Applicant were present to answer questions about the proposals - copies of the comments forms received at the event or returned afterwards are available on request.
- 3.7 In total 23 people signed in to this event.
- 3.8 The second drop-in consultation event was held on Wednesday 25 January 2017 between 3.00pm and 7.30pm. The event was held at Perth Green Community Association, Inverness Road, Jarrow. Once again, a leaflet invitation was delivered to 250 households and businesses within the proximity of the site (Appendix 6a - Map of Distribution Area). An additional 16 householders were also notified of this consultation event as they were previous residents of the area (Appendix 6b – List of Additional Invitees). A copy of the leaflet is included in Appendix 7. Copies of the exhibition boards displayed at the second consultation event are shown in Appendix 8. A feedback form (Appendix 9) was available for attendees to complete and it asked different questions to the previous event. Once again the venue and times of opening were chosen to ensure as many people as possible could attend.
- 3.9 In total 47 people signed in to this event and an estimated 60 people attended.

#### *Other Local Stakeholders*

- 3.10 The Applicant, both directly and through consultants, proactively engaged with other stakeholders during the pre-application stage, including:
  - Highways Authority
  - Environmental Agency
  - Utility Providers
  - Waste Management

#### 4. CONSULTATION FEEDBACK

- 4.1 The Applicant is pleased that a number of people engaged with the consultation process for the proposed site and provided comments during the pre-application process. Whilst some respondents objected to the principle of development on the site, others expressed support, whilst some offered constructive comments.

##### *Pre-Application Feedback from South Tyneside Council*

- 4.2 The emerging proposals have been subject to pre-application discussions. With respect to the response from the Council, the red boundary outline plan was discussed on a number of occasions between South Tyneside Housing Ventures Trust Limited and Peter Mennell, Housing and Planning Growth Manager.

##### *Postal Survey Feedback*

- 4.3 40 former residents who were South Tyneside Housing Ventures Trust Limited customers were contacted to see if they wished to return to a new property on the site. 21 responses were received saying they would wish to return to a new house on Eskdale Drive; 10 respondents did not wish to move back and a further 9 former residents either did not return the form or complete it. Therefore, 52.5% of former residents contacted did not wish to move back to the new development.

##### *Public Consultation Feedback*

##### **a) Results of Consultation held on 16 December 2015**

- 4.4 The feedback form (Appendix 5) asked residents their views on the development. A total of 14 forms were completed. The responses received are summarised in the following tables:

Question 1 What type of property would you prefer?	Response		
	House	Bungalow	Flat
	12	6	0

Note: Some respondents ticked two choices

Question 2 How many people would live in the new property?	Response
▪ 1 Adult	2
▪ 1 Adult and 1 Child	1
▪ 1 Adult and 2 Children	1
▪ 1 Adult and 3 Children	1
▪ 2 Adults	3

▪ 2 Adults and 1 Child	-
▪ 2 Adults and 2 Children	2
▪ 3 Adults	2
▪ 4 Adults	1

Question 3 Number of bedrooms you would need?	Response	
	2 Bedrooms	3 Bedrooms
	1	14

Question 4 Bathroom preference	Response	
	Bath with an over-bath Shower	
	14	

Question 5 Layout of ground floor you would prefer	Response		
	All Rooms Separate	Combined Kitchen & Dining Room with separate Living Room	No Preference
	5	8	1

Question 6 Type of outside space you would prefer	Response	
	Front & Back Garden	Back Garden Only
	13	1

Question 7 Where would you prefer to park your car?	Response	
	On the Drive	Not Required
	11	1

Note: Two respondents requested a garage option

4.5 Of the 14 completed forms, 1 consultee provided additional comments which can be summarised as follows:

- South facing back gardens
- Back gardens larger than front
- Not overlooked
- Garages
- Parking to side
- Three bedroom bungalows

- Large rooms
- Large kitchens

With the results illustrating the requirement for 3 bedroom houses and bungalows, with front and back gardens with on-plot parking.

- 4.6 As the results above illustrate, the feedback about the development proposal was very positive.

#### b) Results of Consultation held on 25 January 2017

The feedback form (Appendix 9) asked residents their views on the development. A total of 27 forms were completed. The responses received are summarised in the following table:

*Please note that not everyone responded to every question*

Question: Do you support the redevelopment of the site?	Yes	No	Not Completed
	11	4	12

**Question:** What do you like or dislike about the proposed development?

21 people responded to this question. The comments received can be summarised as follows:

Comments	Number
Likes	
▪ Improve the area	3
▪ Range of house type	7
▪ Likes the development and layout	3
▪ Option to buy or rent	1
▪ Off-street parking	1
Dislikes	
▪ Loss of green space / play areas	6
▪ Doesn't include a play area	2
▪ Living space at the back of the properties	3
▪ Development will overlook their back garden and decrease their property value	1
▪ Doesn't help Eskdale Drive	1
▪ Not allowed to move back to the same type of property they left	1

**Question:** What do you think could be improved?

14 people responded to this question. The comments received can be summarised as follows:

Comments	Number
▪ Include a play area in the layout	6
▪ Keep as existing green space	3
▪ Properties need bigger gardens	1
▪ Area needs a convenience store	2
▪ Had been told that only bungalows would be built on this area and houses in Eskdale	1
▪ Existing residents need regular update	1
▪ More houses for tenants to secure a new home	2

#### Further Comments

17 people responded with further comments and these can be summarised as follows:

Comments	Number
▪ Leave as green space	4
▪ Are houses available to buy?	1
▪ Issue with flooding in the area	2
▪ Include a play area on part of the site	1
▪ Compensation for loss of play area	1
▪ Lack of communication from the Council	3
▪ Disgraceful loss of trees during demolition	1
▪ Allocation of properties for tenants / particular housing needs	3
▪ Given the wrong address for consultation event	1
▪ Consultation too late in the process	1

Over 40% of respondents supported the redevelopment of the site. The main concerns expressed by attendees was the loss of a play area / green space, lack of consultation / information and concerns about flooding and loss of privacy. Many of the 40% who supported the redevelopment welcomed the modern range of house types (including bungalows), the space they provided and thought the development would improve the area.

#### *Changes following Consultation*

- 4.7 The proposed development scheme has evolved over the period of consultee and community engagement. This is fully detailed in the Design and Access Statement that

accompanies the planning application. The main alterations to the scheme can be summarised as follows:

- After Event 1 the scheme had evolved to focus on delivering the affordable housing provision before developing detailed plans for the For Sale private housing. The house types have been designed to take on board the feedback comments received regarding internal features and the mix of housing to be delivered
- The design has not otherwise been revised due to a complete redesign of the site after Event 1





## 5. CONCLUSION

- 5.1 This Statement has demonstrated that the applicant has carried out a comprehensive and effective community engagement process which has sought and received the views of local stakeholders and the local community.
- 5.2 Detailed discussions have taken place with the Council for the last year and these discussions have focused on the design of units on the proposed development.
- 5.3 South Tyneside Housing Ventures Trust Limited have consulted with former residents and the local community in the area surrounding the site prior to the application being submitted. It is considered that the scope of the community consultation has both met with, and exceeded, the recommendations of local and national planning policies and legislation. The opinions of those consulted have been considered within the evolution of the proposal put forward by this application.
- 5.4 This Statement of Community Involvement provides a response to the key matters raised in relation to the affordable housing element being the primary design driver for the site
- 5.5 In summary, the following improvements have been made to the proposal in response to the comments received:
  - The For Sale element of the site has been removed from this detailed planning application to focus on the provision of affordable housing
- 5.6 It is therefore considered that the application has met the requirements set out in the Localism Act 2011, the NPPF and South Tyneside Council's Statement of Community Involvement.



## Appendix 1

Letter issued to previous residents of Eskdale Drive



## Lakes Estate New Build Development

We are currently working on the plans for the above new development. As part of the design and consultation stage and as you were a previous South Tyneside Homes customer on Eskdale Drive you have the opportunity to move back to one of the new houses we are planning to build.

To allow us to finalise our house designs and site plan we need to know if you wish to return or not. At this stage we have no finalised floor plans as we are still working on house types. At this stage we are unable to confirm where the plots will be located or the garden orientation and size.

The new houses will be Housing Ventures properties and based on this year's rental value the weekly rent will be as follows. Please note the below rates are subject to change in the coming years and are based on 52 weeks rental not 48 weeks.

Bungalow @ £103.14 per/wk  
2 Bed House @ £103.14 per/wk  
3 Bed House @ £115.37 per/wk

If you would like to move back to the new development please tick below to confirm this and supply information on your housing requirements.

Would you like to move back to the new development (Yes / No)

If your answer is yes please complete the below as this will be used when we look at housing allocation.

Number of Adults.....

Number of children under 16 years.....

Total Number Living in the property.....

Health Problems/Mobility Issues.....

Current Adaptation Requirements.....

Previous Address.....

Current Address.....

Customers Name.....Date.....

Customers Signature.....

South Tyneside Homes Housing Officers Signature.....

If you have signed not to return but later wish to return to one of the houses you will be required to bid for them via Home Finder.

If you have any further questions please contact Chris Jones on tel: 0191 4268496 or via email: [chris.jones@southtynesidehomes.org.uk](mailto:chris.jones@southtynesidehomes.org.uk).

## Appendix 2

### Map of Distribution Area (Event 1)









## Appendix 3

### Consultation Letter (Event 1)



Date: 09/12/2015  
Our Ref: Lake's Estate

Dear Resident

### **Development of New Replacement Homes**

We are writing to invite you to attend a meeting about the future plans for the area. This is not a public meeting and we encourage you to attend because this is an opportunity for you to take part in the design process.

#### Event Details:

Date: **Wednesday 16<sup>th</sup> December 2015**  
Time: **1pm-6pm** (You can attend anytime that suits you)  
Venue: **Perth Green Community Association**  
Inverness Road, Jarrow, NE32 4AQ

We look forward to seeing you there, but if you are unable to attend and would like to make an appointment for someone to visit you at your home please contact Chris Jones on 0191 426 8496, or by email: [chris.jones@southtynesidehomes.org.uk](mailto:chris.jones@southtynesidehomes.org.uk). Please note there are a limited number of appointments available and they will take place on Thursday 17<sup>th</sup> and Friday 18<sup>th</sup> of December.

Yours sincerely,

XXXXXXX  
XXXXXXX



## Appendix 4

### Exhibition Consultation Boards (Event 1)





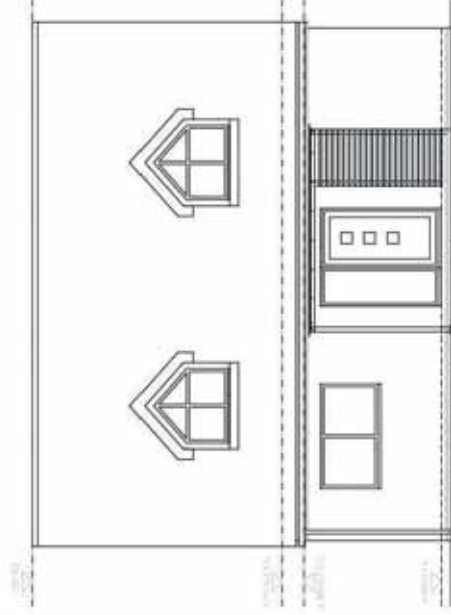
## Illustrative Layout



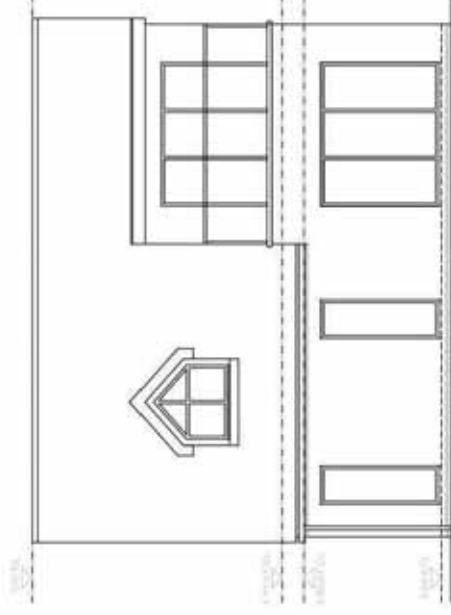


# Housetypes

3 bed/4person Dormer Bungalow  
129 sqm  
(Not to scale)



FRONT ELEVATION



REAR ELEVATION



Indicative illustration of Bungalow (front elevation)



GROUND FLOOR PLAN



FIRST FLOOR PLAN



Indicative illustration of Bungalow (rear elevation)

2 bed/3person Tyneside Flat  
 GF Flat- 89.86 sqm  
 FF Flat- 116.4 sqm  
 (Not to scale)



GROUND FLOOR PLAN (flat 1)



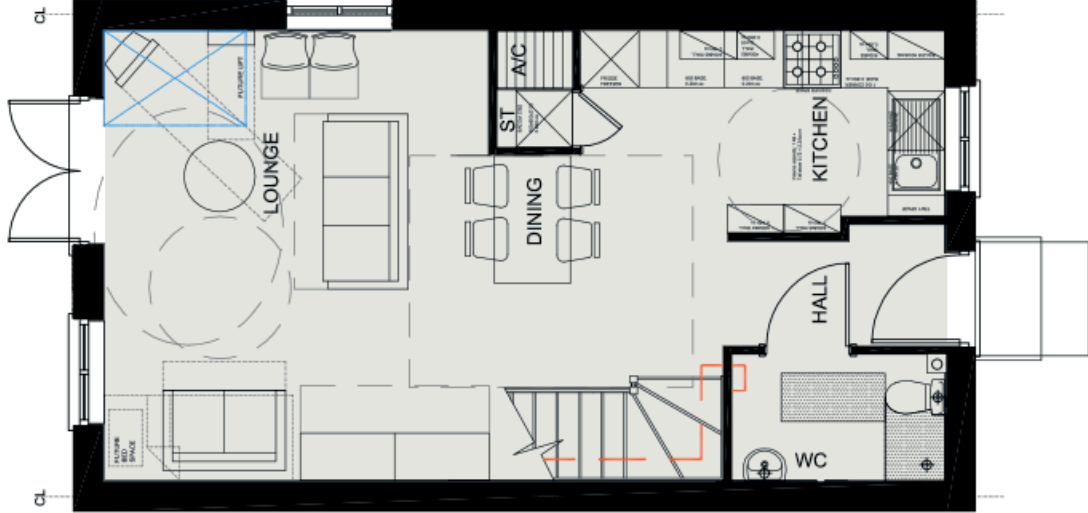
FIRST FLOOR PLAN (flat 2)



Indicative illustration of Tyneside flat (rear elevation)



Indicative illustration of Tyneside flat (front elevation)



GROUND FLOOR PLAN



FIRST FLOOR PLAN

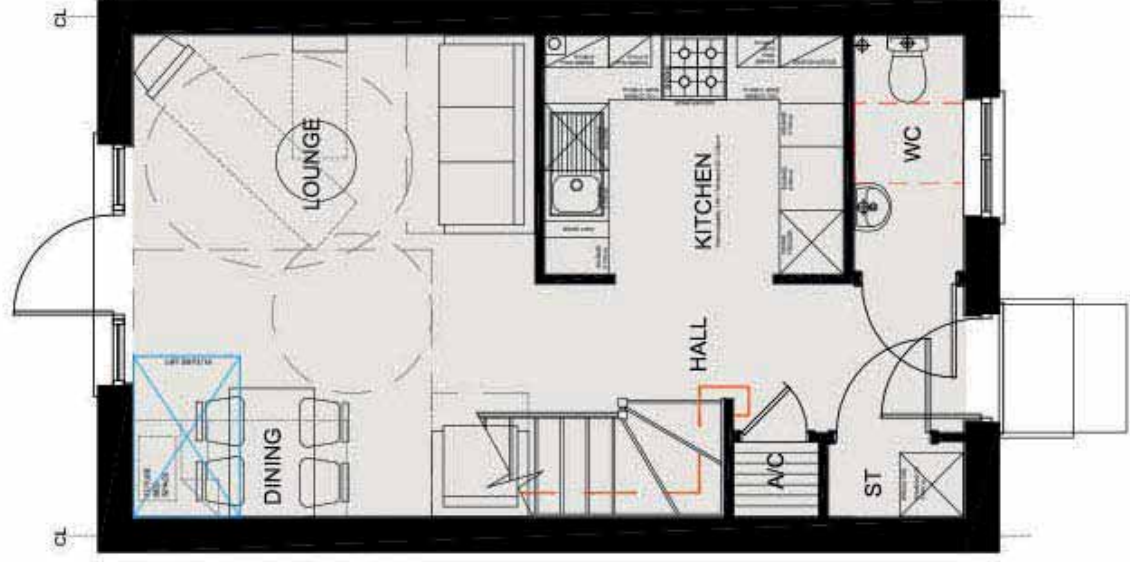


3b/5 house section cutaway

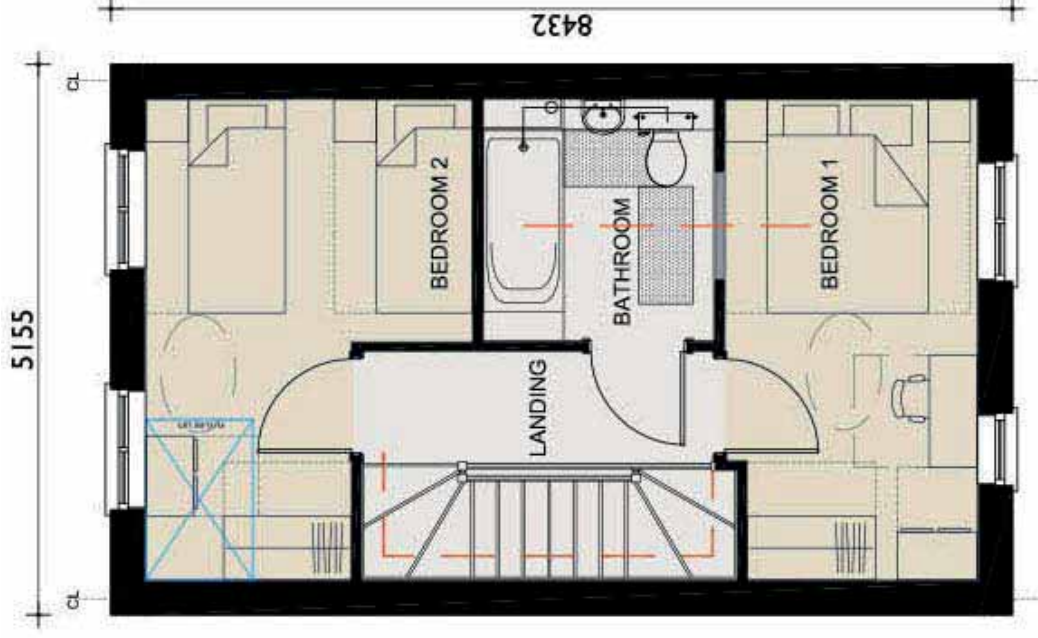


Indicative illustration of 3b/5p house elevational treatment





GROUND FLOOR PLAN



FIRST FLOOR PLAN



2b/4p house section cutaway



Indicative illustration of 2b/4p house elevational treatment



# Site Analysis

## Constraints and opportunities

### Constraints

- Existing houses surrounding the site to the southern boundary need to be taken into consideration
- Noise impact from main road to the eastern and northern boundary
- Phasing needs to be considered to mitigate disruption to existing properties around the site
- Consideration of privacy for adjacent residential dwellings

### Opportunities

- Creating a development offering affordable homes to local residents
- Creating sequence of spaces that are 'tucked' away and accessed safely via a tertiary road
- Retaining and enhancing surrounding buffer landscape to mitigate noise impact and provide backdrop to street frontage of Eskdale Drive
- Opportunity to link with existing pedestrian paths through open green space with proposed development
- Opportunity to develop a sustainable urban drainage system



## Appendix 5

### Feedback Form (Event 1)





## Questionnaire

We would like to hear your views about the designs on display at the event today.

Please answer the following questions:

### 1. What type of property would you prefer? (Please tick)

House	<input type="checkbox"/>	Bungalow	<input type="checkbox"/>	Flat	<input type="checkbox"/>
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### 2. How many people will be living at the new property?

Adults	<input type="text"/>
Children	<input type="text"/>

### 3. How many bedrooms do you need? (Please tick)

1 bedroom	<input type="checkbox"/>	2 bedrooms	<input type="checkbox"/>	3 bedrooms	<input type="checkbox"/>
4 bedrooms	<input type="checkbox"/>	More than 4 bedrooms	<input type="checkbox"/>		

### 4. What would you prefer to have in a bathroom? (Please tick)

Bath with an over-bath shower	<input type="checkbox"/>	Shower only (i.e. no bath)	<input type="checkbox"/>	Wet room	<input type="checkbox"/>
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### 5. What layout do you prefer for a kitchen, dining room, and living room? (Please tick)

All rooms separate	<input type="checkbox"/>	Combined kitchen and dining room, with a separate living room	<input type="checkbox"/>	Combined dining room and living room, with a separate kitchen	<input type="checkbox"/>
No preference	<input type="checkbox"/>				

## Lake's Estate – Design Consultation

### 6. What type of outside space would you prefer? (Please tick)

Front <u>and</u> back garden		Back garden only		Front garden only	
Don't mind		No outside space			

### 7. Where would you prefer to park your car? (Please tick)

On the drive		In an allocated parking space		On the street	
Don't mind		Not required – do not own a car			

Thank you for taking the time to complete this questionnaire. The answers you have given about your preferences will be very useful during the current design stage.

**Please note:** The information you have provided, while important, is not indicative of the type of property/facilities that will be available in any new property you may be offered.

Please complete the following section using your current address:

Name:	(Mr / Mrs / Ms / Miss / Other)
Address:	
Postcode:	
Phone Number:	
Email:	

Please note: The information collected today will be handled in line with the Data Protection Act 1998.

## Appendix 6A

### Map of Distribution Area (Event 2)







## Appendix 6B

### List of Additional Invitees





20	Thames Avenue	Jarrow	Tyne & Wear	NE32 4DS
12	Medway	Jarrow	Tyne & Wear	NE32 4DR
9	Avon Avenue	Jarrow	Tyne & Wear	NE32 4BU
64	Hylton Road	Jarrow	Tyne & Wear	NE32 5DN
12	Leamside	Jarrow	Tyne & Wear	NE32 5TU
2	Calder Green	Jarrow	Tyne & Wear	NE32 4DZ
13	Avon Avenue	Jarrow	Tyne & Wear	NE32 4BU
3	Hadrian Road	Jarrow	Tyne & Wear	NE32 5UE
24	Hylton Road	Jarrow	Tyne & Wear	NE32 5QX
21	Thames Avenue	Jarrow	Tyne & Wear	NE32 4DS
20	Trent Drive	Jarrow	Tyne & Wear	NE32 4DY
16	Salcombe Avenue	Jarrow	Tyne & Wear	NE32 3SY
43	Featherstone Grove	Jarrow	Tyne & Wear	NE32 5YG
162	Calf Close Lane	Jarrow	Tyne & Wear	NE32 4DU
3	Avon Avenue	Jarrow	Tyne & Wear	NE32 4BU
1	Thames Avenue	Jarrow	Tyne & Wear	NE32 4DS



## Appendix 7

### Consultation Leaflet (Event 2)



# Eskdale Drive Consultation



## Community Consultation Event

Date: Wednesday 25th January 2017

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Time: 3.00pm-7.30pm

Location: Perth Green House  
Jarrow  
NE32 4JX

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If you are unable to attend please contact Chris Jones on:  
Tel: (0191) 4268496  
Email: [chris.jones@southtynesidehomes.org.uk](mailto:chris.jones@southtynesidehomes.org.uk)



## Appendix 8

### Exhibition Consultation Boards (Event 2)





# Site Location

Eskdale Drive, Jarrow





# Proposed Development

## Illustrative Layout





# Proposed Development

## Artists Impression



# Housetypes

## Illustrative Housetypes

2 Bed 3 Person Bungalow



2 Bed 4 Person House



3 Bed 5 Person House



Ground Floor - 1 Bed 2 Person Tyneside Flat  
First Floor - 2 Bed 4 Person Tyneside Flat



## Appendix 9

### Feedback Form (Event 2)



# Public Consultation Feedback Form

Land off Eskdale Drive, Jarrow

Held from 3pm to 7.30pm on Wednesday 25<sup>th</sup> January 2017 at  
Perth Green CA, Jarrow, NE32 4JX.

We would like to hear your views on our proposals for a new residential scheme.  
To have your say, please complete this feedback form and leave a copy with us today.

Title: \_\_\_\_\_ Name: \_\_\_\_\_

Address: \_\_\_\_\_

Postcode: \_\_\_\_\_

Email: \_\_\_\_\_

Do you support the redevelopment of the site?

\* YES / NO

What do you like or dislike about the proposed development?

What do you think could be improved?

I have further comments

If you are interested in renting one of the new homes from South Tyneside Housing Ventures Trust Ltd, please tick this box ☐

*The information provided on this form will be used for the purpose of this consultation exercise. The views expressed will be presented in a report which accompanies any future application.*

If you are interested in renting one of the new homes from South Tyneside Housing Ventures Trust Ltd, please ☐ tick this box





