



## STATEMENT OF COMMUNITY INVOLVEMENT

### **BELLWAY HOMES – EAST MIDLANDS Ashland Road West “Ashlands” Sutton-in-Ashfield**



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## 1. Introduction

The CCP has been instructed by **Bellway Homes East Midlands** to undertake the political and community engagement with regards to a planning application for outline permission for a site in Sutton-in-Ashfield. The site is now commonly known as Ashlands and is located adjacent to Brierley Forest Park.

Bellway Homes is planning a development of up to 300 new homes off Ashland Road West. The residential scheme will provide much needed new housing in the area, offering a range of sizes, types and tenure options.

The majority of the development will be made up of open market housing for sale to local people, interspersed with affordable housing options including affordable rent, shared ownership and smaller units ideal for local first-time buyers and key workers such as teachers, and nurses who need to get a foot on the property ladder.

There will also be larger homes with gardens, for growing families. The development will be within easy reach of local facilities such as Brierley Forest Park, that will receive financial contributions to enhance facilities.

The site benefits from regular train services to both Worksop and Nottingham. The site is served by a good quality bus service operated by Stagecoach Bassetlaw along Huthwaite Road every 10 minutes throughout the day (bus service 1 Mansfield Woodhouse – Huthwaite – Alfreton)

This report aims to summarise the consultation programme that has been undertaken thus far and outline how more formal consultation arrangements will be implemented following submission of a planning application and verification by the local authority.

The CCP has been tasked with conducting this programme of consultation; at no point have we had direct influence over the design of the proposals beyond reporting the advice of local community representatives.

### The site:





## 2. Consultation Programme

**Bellway Homes** believes it is important to engage with all key local stakeholders, in line with the Government's Localism Act 2011, the National Planning Policy Framework and Ashfield District Council's policy on community engagement.

The chronology of the consultation exercises to date and those planned are shown below:

<b>Consultation (to date)</b>	
<b>Activity</b>	<b>Date</b>
Pre-application meeting with Mr Robbie Steel (planning officer)	1 July 2019
Meeting with Cllr Matthew Relf and Ms Christine Sarris	12 August 2019
Receipt of Council's formal pre-application advice	20 August 2019
Newsletter about the development distributed c.a. 2,000 homes in Sutton-in-Ashfield	7/8 February 2020
Website ( <a href="http://www.ashlands.uk">www.ashlands.uk</a> ) launched with integrated feedback page	7 February 2020
Individual communications with residents	Feb/Mar 2020
<b>Consultation (Proposed)</b>	
<b>Activity</b>	<b>Date</b>
Ongoing communication with residents on individual issues.	Feb/Mar 2020



### 3. Stakeholder Consultation

In line with the Localism Act (November 2011), **Bellway Homes** wished to engage with local residents and representatives of the local community at an early stage.

#### 3.1 Pre-Application process

Bellway met with Mr Robbie Steel, one of the Council's planning officers, on 1 July 2019 to discuss the proposals. Matters which were discussed included the principle of development, layout and highways considerations, public open space, likely planning (S106) obligations and the documents required as part of the application submission.

The Council's formal pre-application advice was issued on 20 August 2019. This confirmed that whilst the proposed development (identified as countryside in the Local Plan) would be contrary to Policy EV2, this had to be weighted in the context of the Council's five year housing land supply position and the more positive approach of the National Planning Policy Framework to development in the countryside.

The pre-application advice also set out the issues to which the application should have regard, including highways matters, flood risk and drainage, ecology and various design issues.

#### 3.2 Newsletter (see appendix 1)

Bellway distributed a newsletter to c.a. 2,000 neighbouring properties in the Suttin-in-Ashfield area providing information about the proposed development and answering many of the usual questions. The newsletter contained all the background information about the proposed development off Ashlands Road West.

In addition to this information the newsletter contained a proposed masterplan, information about house types and directed residents to the website ([www.ashlands.uk](http://www.ashlands.uk)) to complete the feedback page. It also provided contact details of The Community Communications Partnership where we were able to provide advice and information to residents on e-mail and over the telephone.

#### 3.3 Website (see appendix 2)

Bellway commissioned a website [www.ashlands.uk](http://www.ashlands.uk) to reach as many stakeholders as possible. The website also contains a feedback function that served as the main basis for the consultation exercise (see analysis of the feedback under section 4)

The feedback page was advertised on the newsletter and The CCP carried out an engagement exercise online that received a number of responses from local households.

Most importantly, the website also contains a video with Sally Smith from Bellway Homes explaining the proposed development. This is to help residents understand the proposals in an easy way what the proposed plans are. The added advantage of this is that visually impaired residents or residents that have problems with literacy also have access to the information.

At the time of writing this video had been viewed over 500 times and reference was made to it in the feedback we received explaining how this made the information easily accessible for ordinary residents.

#### 3.4 Engagement with members



Bellway engaged with some of the elected members and officers of Ashfield District Council.

- Contact with Cllr Tom Hollis in May 2019 as part of preliminary engagement.
- Cllr Matthew Relf the Portfolio Holder for Place, Planning and Regeneration and Ms Christine Sarris the Corporate Manager for Planning and Building control at Ashfield District Council.

### **3.5 Engagement with residents**

Some residents used the contact details provided on the newsletter and website to contact Bellway about specific issues.

Bellway and their consultants have been in dialogue with these residents to address their concerns.

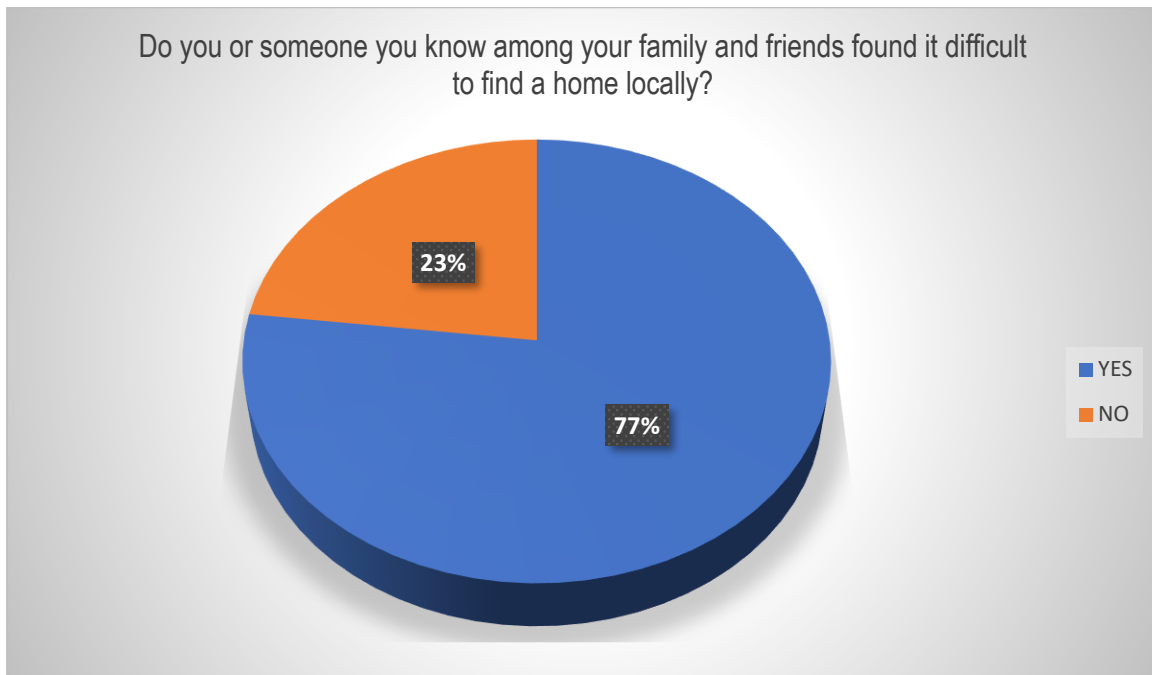
### **3.6 Ongoing engagement**

As part of the ongoing engagement with the public on the application, the website that was widely publicised is regularly updated to keep residents informed about the planning application and any other potential important developments.

On the website there is also a dedicated telephone number where residents can phone with enquiries and the feedback function on the website is also a contact portal that is monitored and replied to in real-time.

#### 4. Results of feedback from the consultation website:

##### Question 1



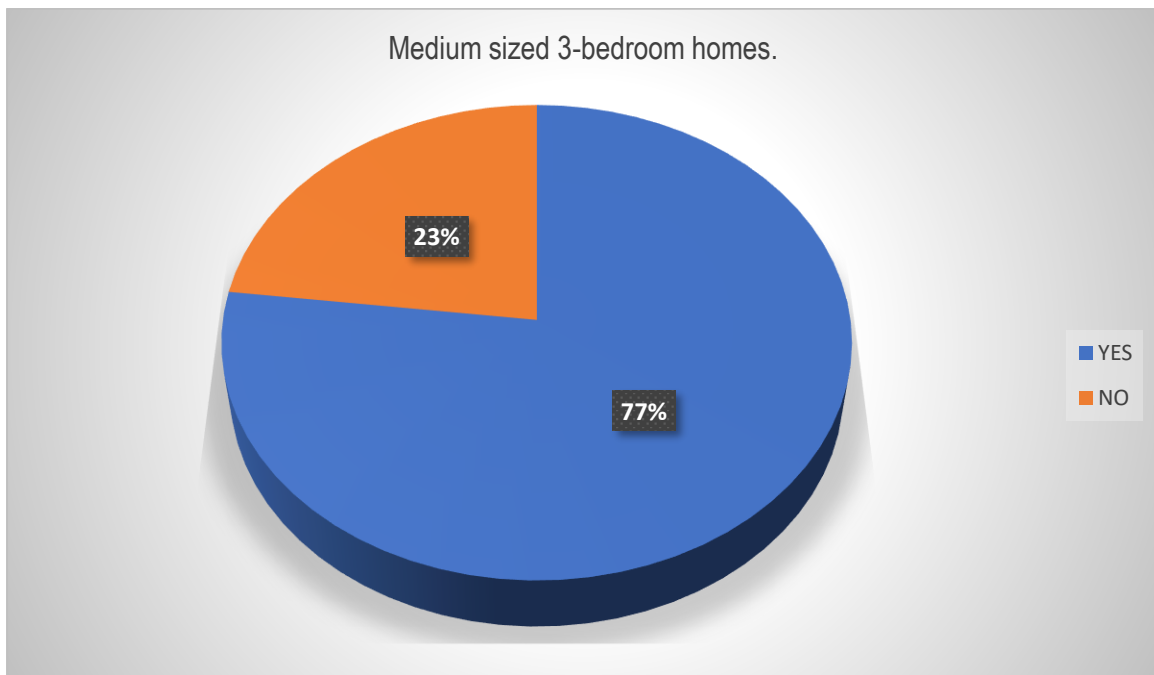
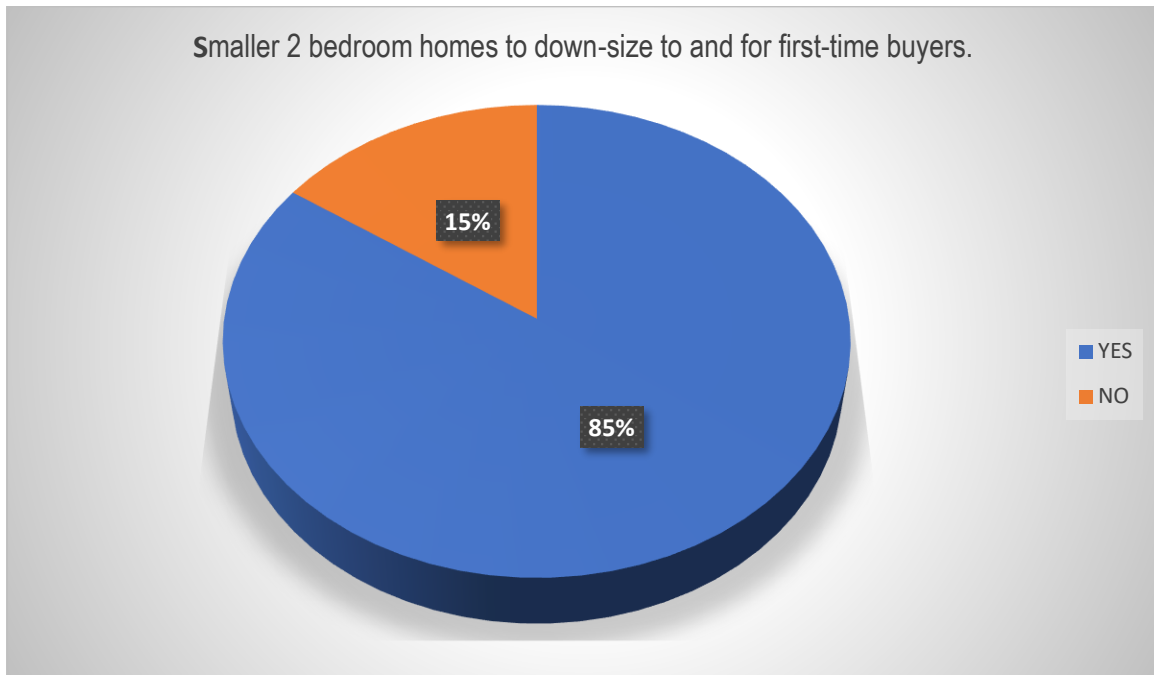
It was particularly striking the level of contact we had from local residents and relations of local residents who wanted more information about obtaining one of the new homes. From the feedback it is clear that there is a severe lack of especially smaller and affordable accommodation in the area. The feedback suggests that the housing market locally really is suffering from a form of stagnation in as much that some residents who want to down-size while remaining in the local vicinity has no opportunity to do that due to the lack in smaller units, which in turn precludes families from moving into the area as there are few affordable family homes available.

The tenure of the housing proposed in the development will create much needed fluidity in the local market and redress some of the stagnation issues.

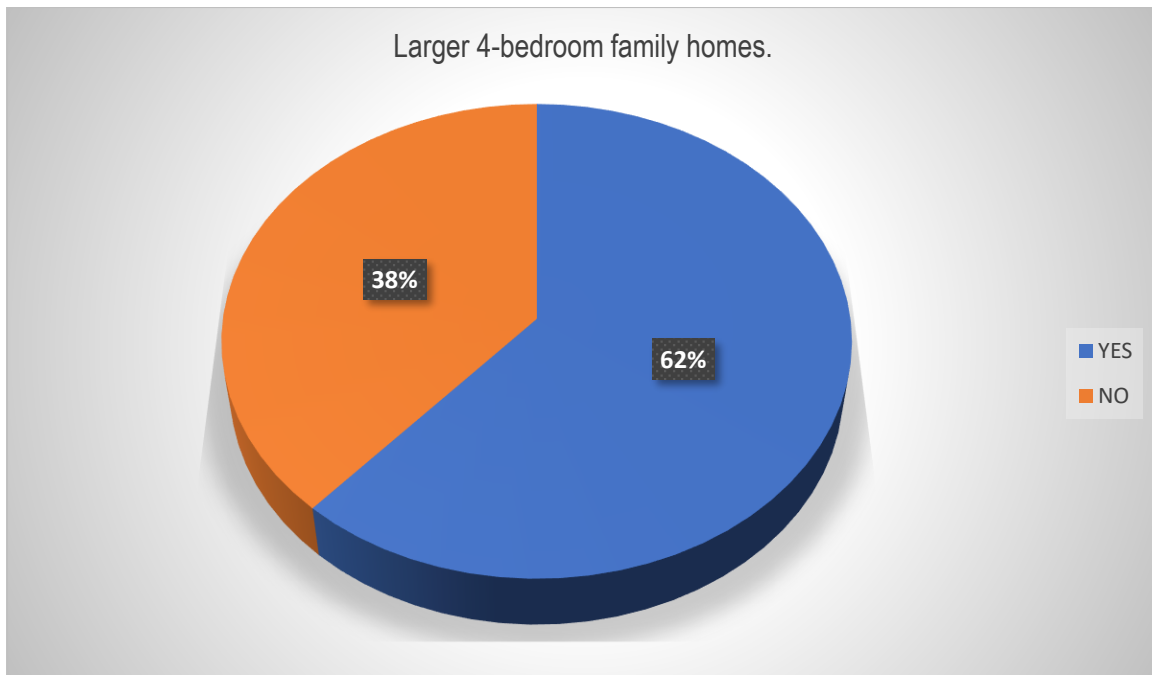


**Question 2**

**There will be a mixture of 2, 3 and 4 bedroom homes. What do you think is more needed in the area?**







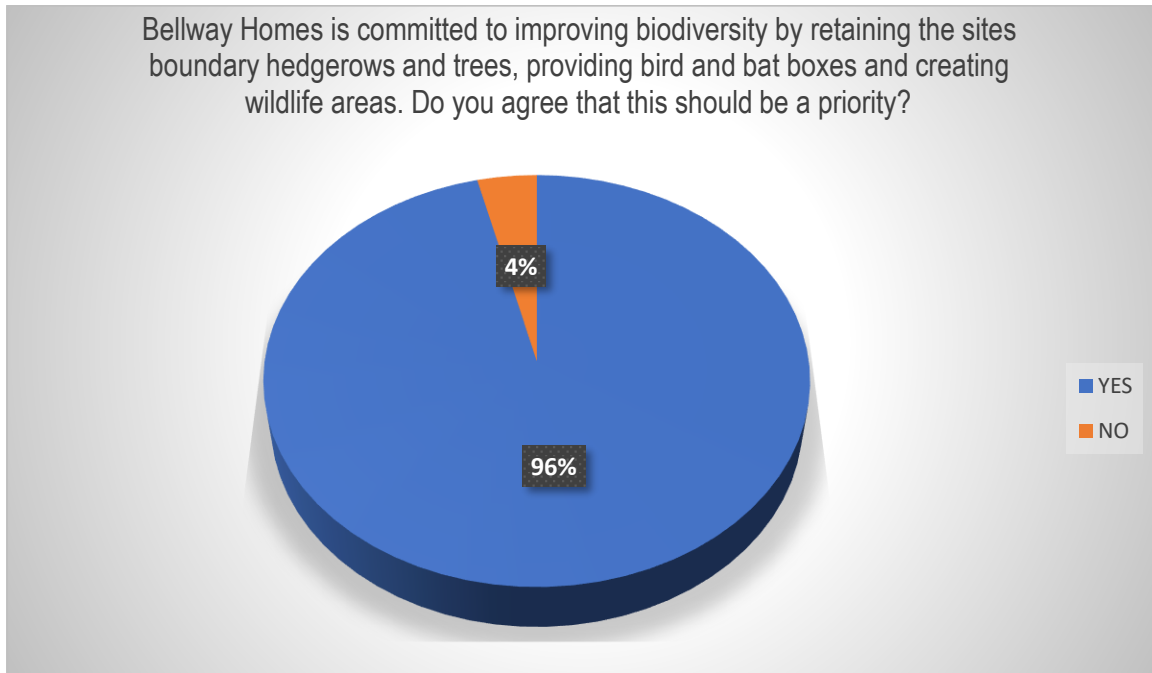
From this feedback it is clear that there is a need for more new homes in the area. This is not entirely surprising as Bellway's sales on other developments in the surrounding area has sold very well.

The area also falls under what is rapidly evolving as the "greater Nottingham" area especially with the Nottingham Tramway having been extended to Hucknall already. There is no denying that it is a region that is experiencing remarkable economic growth and with that there will be a continued need for more housing.

It is worth noting that the feedback received on the website contained a number of residents who expressed an interest in purchasing a property on the development. The picture that emerged was one of a lack of smaller units with some older residents locked into larger accommodation wanting to down-size but not wanting to leave the local area.

Also, young families related to local residents contacted us about the smaller units for first time buyers, again reflecting that the area is very well served with larger homes but there is clearly a severe lack of smaller properties.

### Question 3

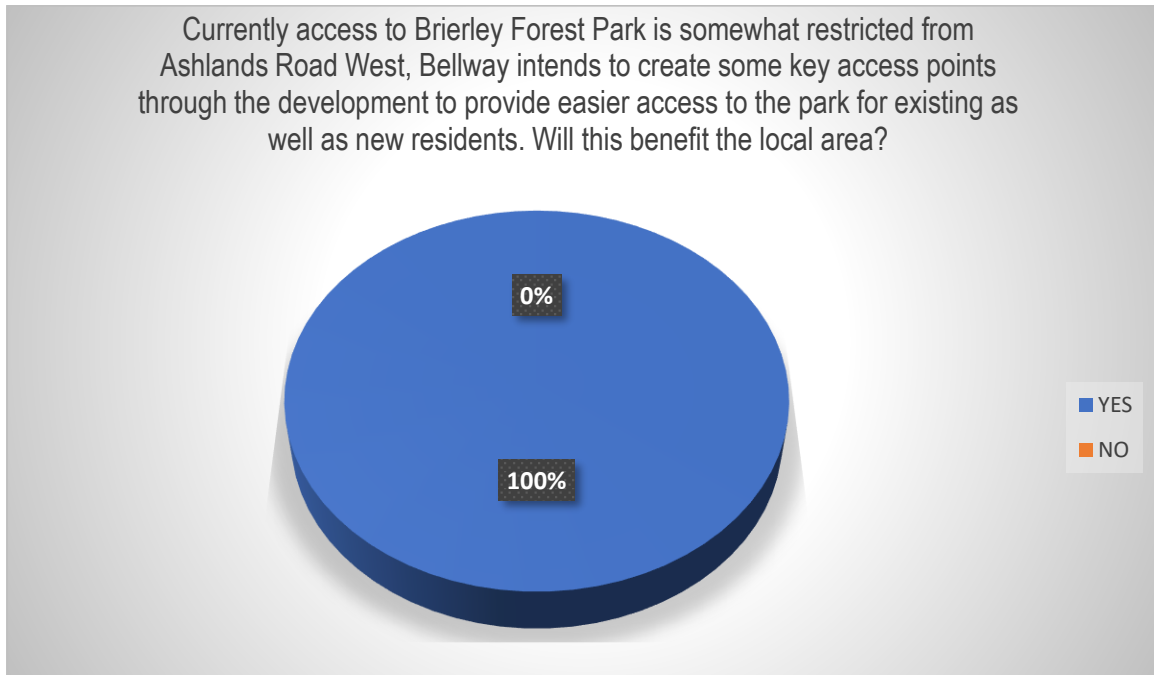


Unsurprisingly, the vast majority of respondents to this question agreed that Bellway's commitment to improving biodiversity.

In the comment section the bird and bat boxes in particular was welcomed and residents also welcomed the water balancing area as anecdotally there has been issues with standing water on the site.

The improved hedgerows and wildlife areas will clearly compliment the fauna and flora of adjacent Brierley Forest Park.

**Question 4**

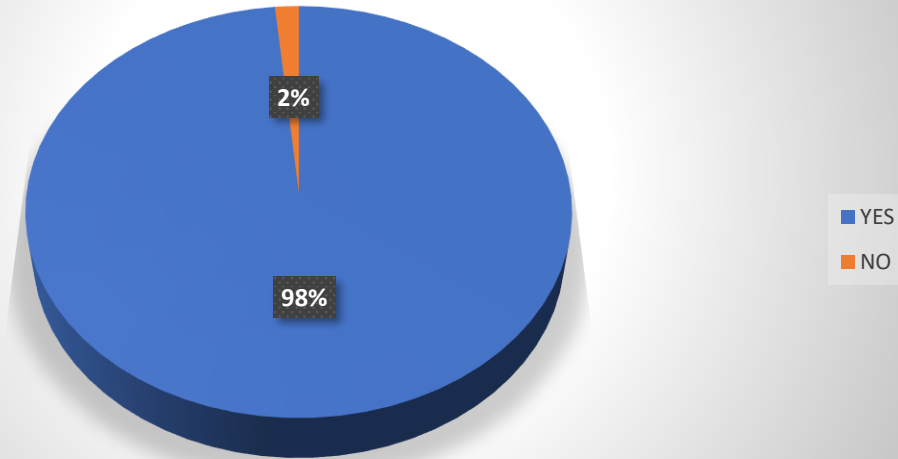


This is a very localised question about improved access to Brierley Forest Park. Currently access is restricted to one point on Ashland Road West and most residents would have to walk up a hill to get to this point.

More access points will clearly be welcome to open this magnificent facility to the wider community.

### Question 5

Bellway is working with Notts County Council to improve local bus services and to provide a bus loop into the site, do you agree that these improvements to the bus service will benefit the local area?

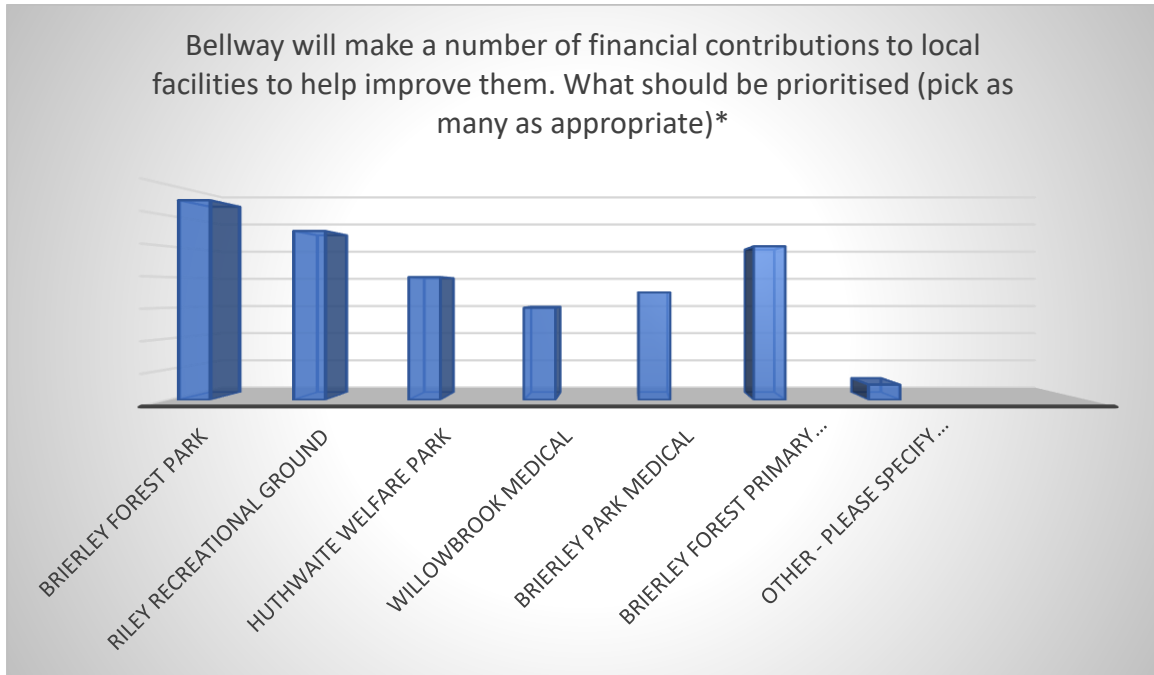


The area is well served with public transport being a short distance away from a railway station and the very regular bus service running in Huthwaite Road, a few hundred meters from the site.

The 417 bus route that currently runs along Ashland Road West is less frequent and local residents would welcome an improvement to this service.



**Question 6**

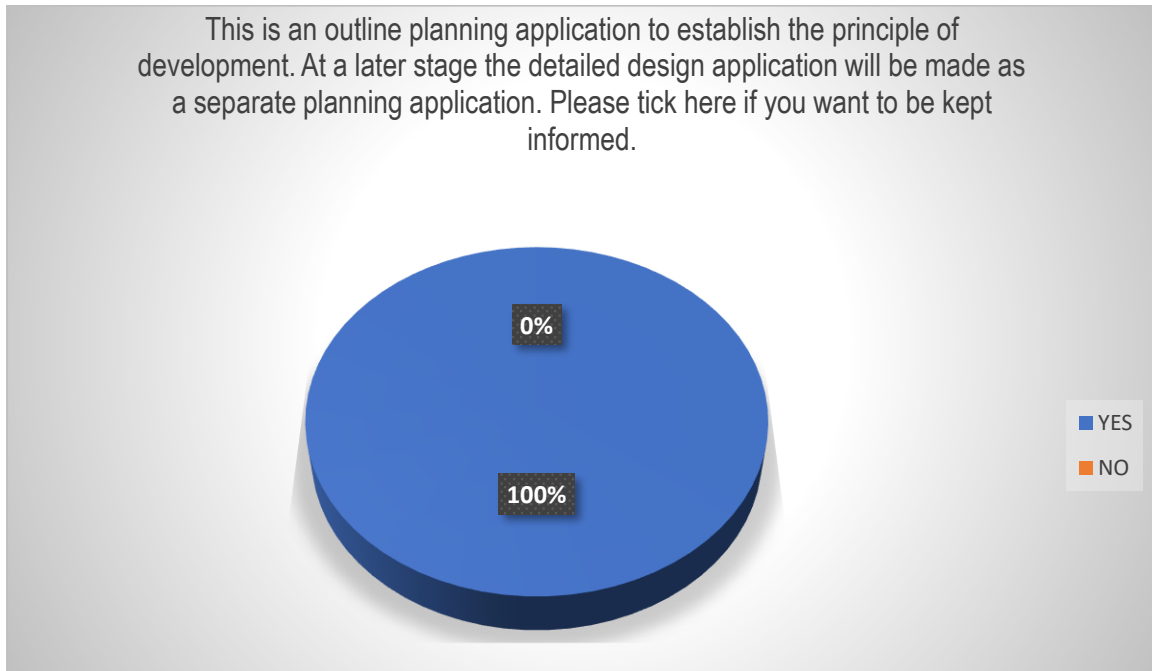


Brierley Forest Park came out as the community facility that most people would want to see benefit from any improvements. The other leisure areas also proved popular. The medical centres are both fairly new (especially Brierley Park Medical Centre) and the residents do not perceive them to need much improvement.

The local primary school, Brierley Forest also got support from the local community. We had a short meeting with the school and indeed, they do need some facilities provided to them that Bellway is confident the school could achieve through S106 contributions generated from this development.

The only other item that was mentioned was the local war memorial that a resident suggested could do with some restoration work.

## Question 7



**All respondents to the engagement exercise asked to be kept informed and Bellway has compiled a list of contacts and will keep them informed.**

## Question 8

**Are you or someone you know interested in purchasing one of the new homes at Abbey Fields?**

There are a few residents in some of the larger family homes in the surrounding area who expressed an interest in properties and in particular the extreme ends of down-sizing to a smaller property or upsizing to a larger property to accommodate growing families. There were also specific enquiries from residents who are first-time buyers.

### **Other Comments:**

Most of the comments related to purchasing homes in the new development. Some residents also highlighted the proximity of the site to Brierley Forest Park and Bellway will work tirelessly to ensure a minimal impact on the park. The fact remains that this parcel of land is NOT part of the park but is adjacent to it.



## 5. Conclusion

As demonstrated in the Statement of Community Involvement, Bellway Homes have conducted an extensive programme of consultation already to help shape the proposed development. Particularly, the views of the public have been taken into consideration to inform the layout and the accessibility of the site.

The general consensus among respondents who provided feedback is that the development is welcomed in the area and that local residents in Sutton-in-Ashfield can see the benefits of the diverse tenure of the proposed housing stock. It is clearly addressing some of the shortages in the local housing market especially in relation to smaller units.

Bellway is committed to the green infrastructure to create greater biodiversity on the site and will work with the local authority on the required infrastructure works specifically in relation to schools and medical faculties where the S106 contributions will no doubt help to create the necessary infrastructure to accommodate the extra residents.

## APPENDICES:

### Appendix 1 – Newsletter

# Ashlands

# Bellway

## Ashlands - housing for the whole community

Bellway Homes is planning a development of ca. 300 new homes off Ashland Road West. The residential scheme will provide much needed new housing in the area, offering a range of sizes, types and tenure options.

The majority of the development will be made up of open market housing for sale to local people, interspersed with affordable housing options including affordable rent, shared ownership and smaller units ideal for local first-time buyers and key workers such as teachers, and nurses who need to get a foot on the property ladder.

There will also be larger homes with gardens, for growing families. The development will be within easy reach of local facilities such as Brierley Forest Park, that will receive financial contributions to enhance facilities.

We recognise that there are a number of older people in the area who no longer want to (or sadly sometimes can't) continue to live in their larger family homes. The area lacks smaller sized housing for residents to down-size to while remaining in the area. As a result, many older residents are faced with moving away to retain their independence.

**We are therefore very keen to hear your views on these proposals as local residents.**



The site is located between Sutton-in-Ashfield and Huthwaite, to the north of Ashland Road West. To the north, the site is bordered by Brierley Forest Park. Bellway is intending to create "green avenues" - walkways for existing local people as well as future residents to ease access to the park. Bellway will also make financial contributions to Brierley Forest Park to enhance facilities.

For more information visit: [www.ashlands.uk](http://www.ashlands.uk)





## Proposed layout of the Ashlands development

### Infrastructure to accommodate new homes and residents

o GP Surgery and Medical Facilities

Bellway will work with the local NHS Trust to provide money for improvements to or the expansion of Brierley Park Medical Centre, Willowbrook Medical Centre or potentially towards a new facility.

o Schools and Education

Bellway Homes is in conversation with Nottinghamshire County Council (the Local Education provider) about education provision. The early indication is that existing facilities can be improved and enlarged. The details will be agreed and Bellway will make a financial contribution as is appropriate

o Sport and Recreation

Apart from the amenity open space on site, Bellway intends to make financial contributions towards any necessary improvements at Brierley Forest Park, Riley Recreation Ground and Huthwaite Welfare Park.



### Ecology and Sustainability

The site is located next to Brierley Forest Park. The design of the new development will therefore seek to enhance biodiversity on the southern fringes of the park. This will include the construction of a new water balancing area along this boundary and a long-term management plan, where species rich planting and the presence of water all year round, will create an aquatic wildlife habitat.

The majority of the existing habitat on the fringes of the site, as well as the current central hedgerow, will be largely retained and

enhanced. This, alongside additional planting of hedgerows and trees within public spaces, will contribute to the habitats available within the site for use by local wildlife. This will also include bat and bird boxes in species-appropriate locations around the site, to increase nesting and roosting opportunities.

Public enjoyment of the local wildlife, including that within Brierley Forest Park, will be enhanced via the creation of new green footpaths through the development, connecting new and existing residents to this very special facility.

The new greenways will act as a focus for pedestrians and, as the habitat along the northern boundary of the site will be enhanced and strengthened, will prevent the creation of make-shift access points into Brierley Forest Park, helping to minimise damage or disturbance to new and retained habitats.

### Sustainable Transport

The site is designed to accommodate a bus loop to facilitate bus services coming through the development, connecting it with the town

centre, places of employment, schools, railway stations and the Nottingham Tram network.

Bellway is speaking to Nottinghamshire County Council about existing and necessary future bus service provision within the area, with financial contributions to be applied if necessary to assist in delivering improvements to the network.

Financial contributions towards highways improvements in the wider area will help accommodate the extra cars generated by the proposed development.

## What will the development look like?

The development will be formed by a wide range of house types, varying in different sizes and design (examples of typical traditional Bellway homes are shown below).

This will include a range of homes, from smaller two-bedroom houses to larger four-bedroom family homes with gardens. The scale of the development in terms of both massing and density will be consistent with that of the existing neighbourhood.

The proposed development will provide sufficient off-street parking for the new homes

as well as visitor spaces. Homes will also be built with secure cycle storage spaces and bin stores.

The overall design is a landscape led approach and our aim is to create “green avenues” through the development to form walkways to connect the existing homes to Brierley Forest Park.

The land is also lower than many of the surrounding areas which means that the majority of existing views of the park from neighbouring homes will be retained.

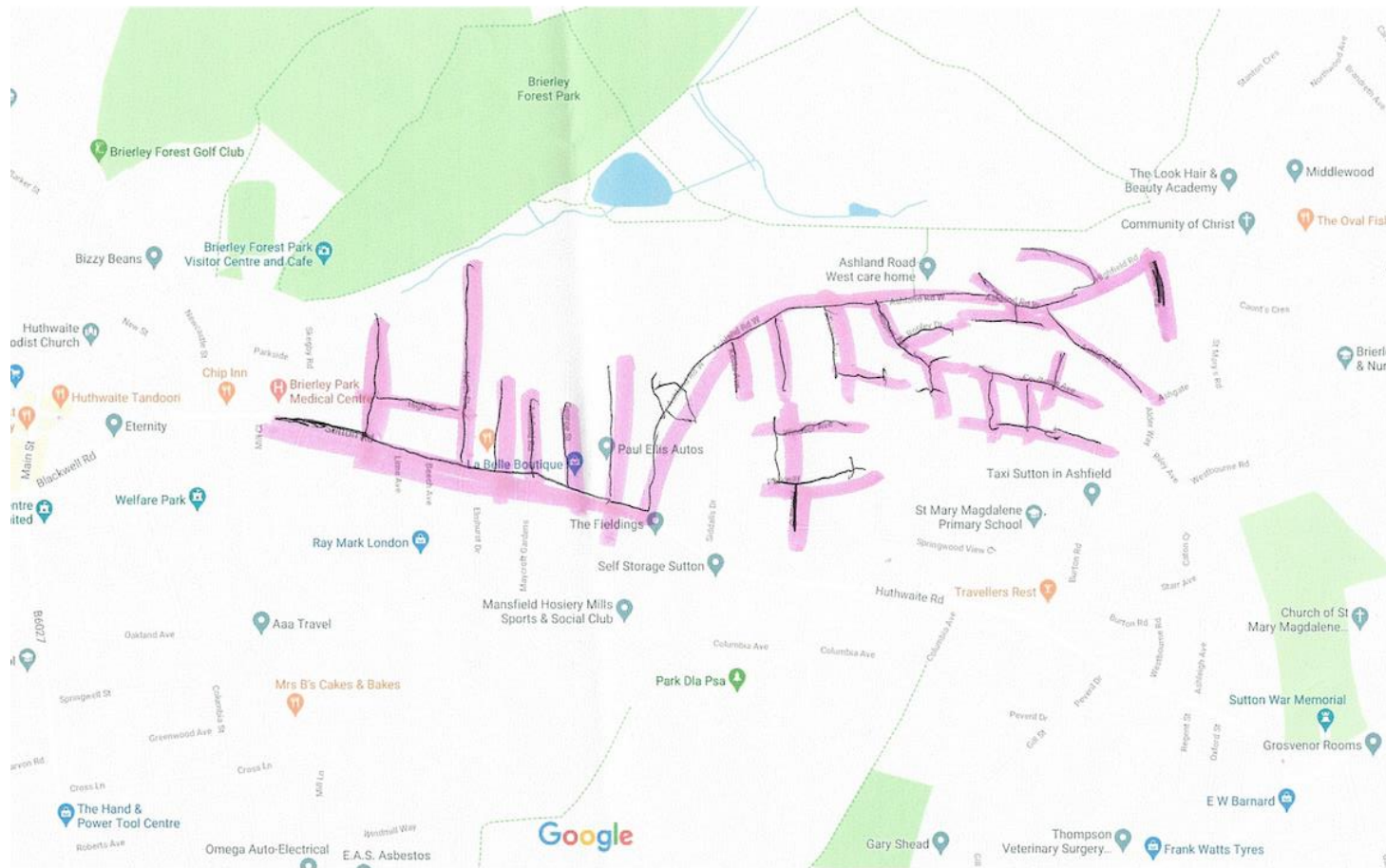


## Outline planning application and next steps

The application being prepared is an “outline planning application”. This means that we are at this stage only looking at the principles of the development. Once we have done this work and following this consultation, we will prepare a detailed planning application, working out the finer details of the application.

Please visit [www.ashlands.uk](http://www.ashlands.uk) to give us feedback on our proposals or e-mail Henry Lamprecht at [henry@theccp.net](mailto:henry@theccp.net) or call 020 3623 6404

## APPENDIX 2 – Distribution Area of Newsletter – c.a. 2,000 homes



Appendix 3 – Website [www.ashlands.uk](http://www.ashlands.uk)

020 3623 6404 [henry@theccp.net](mailto:henry@theccp.net)

**Ashlands** Home Proposed Layout Ecology and Sustainability The Development Feedback Form

## Ashlands - Housing for the Whole Community



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# Proposed Layout

Infrastructure to accommodate new homes and residents



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## Sport and Recreation

Apart from the amenity open space on site, Bellway intends to make financial contributions towards any necessary improvements at Brierley Forest Park, Riley Recreation Ground and Huthwaite Welfare Park.

KEY			
	Site Boundary 10.31 Ha		Existing Vegetation Shown Indicatively
	Indicative Development Parcels 8.49Ha – circa 300 dwellings @ 34dph		Proposed Vegetation Shown Indicatively
	Site Access to be detailed by transport consultants		Public Rights of Way
	Primary Route Accommodating a Bus Route		Indicative Footpath Connections
	Primary Route		Attenuation Basin
	Secondary Route		Foxl Water Pumping Station
	Shared Private Drives		



## Ecology and Sustainability

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Public enjoyment of the local wildlife, including that within Brierley Forest Park, will be enhanced via the creation of new green footpaths through the development, connecting new and existing residents to this very special facility.

The new greenways will act as a focus for pedestrians and, as the habitat along the northern boundary of the site will be enhanced and strengthened, will prevent the creation of make-shift access points into Brierley Forest Park, helping to minimise damage or disturbance to new and retained habitats.



### Sustainable Transport

The site is designed to accommodate a bus loop to facilitate bus services coming through the development, connecting it with the town centre, places of employment, schools, railway stations and the Nottingham Tram network.

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## What Will The Development Look Like?

The development will be formed by a wide range of house types, varying in different sizes and design (examples of typical traditional Bellway homes are shown below).

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# Feedback Form

The application being prepared is an "outline planning application". This means that we are at this stage only looking at the principles of the development. Once we have done this work and following this consultation, we will prepare a detailed planning application, working out the finer details of the application.

Name \*

First

Last

Address \*

Email

Phone

Do you or someone you know among your family and friends found it difficult to find a home locally? \*

- Yes
- No

Comments

There will be a mixture of 2, 3 and 4 bedroom home. What do you think is more needed in the area? \*

- Smaller 2 bedroom homes to down-size to and for first-time buyers
- Medium sized 3-bedroom homes
- Larger 4-bedroom family homes

Comments



Bellway Homes is committed to improving biodiversity by retaining the sites boundary hedgerows and trees, providing bird and bat boxes and creating wildlife areas. Do you agree that this should be a priority?\*

- Yes
- No

Comments

Currently access to Brierley Forest Park is somewhat restricted from Ashlands Road, Bellway intends to create some key access points through the development to provide easier access to the park for existing as well as new residents. Will this benefit the local area?\*

- Yes
- No

Comments

Bellway is working with Notts County Council to improve local bus services and to provide a bus loop into the site, do you agree that these improvements to the bus service will benefit the local area?\*

- Yes
- No

Comments

Bellway will make a number of financial contributions to local facilities to help improve them. What should be prioritised (please tick as many as appropriate) \*

- Brierley Forest Park
- Riley Recreational Ground
- Huthwaite Welfare Park
- Willowbrook Medical
- Brierley Park Medical
- Brierley Forest Promar and Nursery School
- Other - Please specify below

This is an outline planning application to establish the principle of development. At a later stage the detailed design application will be made as a separate planning application. Please tick here if you want to be kept informed. \*

- Yes - Please keep me informed
- No - Do not send me more information

Are you or someone you know interested in one of the new homes (buying or affordable rent/shared ownership options). \*

- Yes
- No



Are you or someone you know interested in one of the new homes (buying or affordable rent/shared ownership options). \*

- Yes
- No

Do you have any further comments about the proposed development? \*

Submit



To view the video made by Bellway about the development please follow this hyperlink:

<https://ashlands.uk>