
CHURCH ROAD, WRENINGHAM

RESIDENTIAL DEVELOPMENT

STATEMENT OF COMMUNITY INVOLVEMENT
OCTOBER 2015

CHURCH ROAD, WRENINGHAM

Wren Estates

31390

STATEMENT OF COMMUNITY INVOLVEMENT

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1.0 INTRODUCTION

This Statement of Community Involvement has been prepared by Ingleton Wood LLP Architects on behalf of the Applicant, Wren Estates, to assist South Norfolk Council in their consideration of a Detailed Planning Application for residential development on land in Church Road, Wreningham. The site is comprised of 0.9 hectares of predominantly arable land in Wreningham village, adjacent to existing residential development.

This Statement explains the process of engagement which the Applicant has carried out in relation to community involvement in the planning process for the proposed development. The document outlines how, in addition to formal Local Authority pre-application consultation, the local community of Wreningham has been consulted on the development proposal. This includes engagement at a key stage prior to making a formal planning application. The responses received, and how the Applicant's project team has reacted to these responses in finalising the planning application submission, are set out in this document.

2.0 COMMITMENT TO THE PUBLIC CONSULTATION PROCESS

Wren Estates is fully committed to engaging constructively with the local community in respect of its development proposals.

It is recognised that public consultation undertaken prior to submitting a planning application is essential in identifying the level of local support or opposition to a proposal, but also in highlighting opportunities to refine designs in a positive manner, allowing local communities to contribute towards shaping the proposals and enhancing the success of the development.

The importance of such initiatives are highlighted within the national Planning Policy Framework, published in March 2012, which notes that Local Planning Authorities should encourage applicants to engage with the local community before submitting their application. Planning Act 2008 Guidance on the pre-application consultation process advises applicants proposing major development to consider appropriate methods of community involvement.

Wren Estates is aware of the impacts that new development can have on local communities, and its preference is to embrace the process of wider engagement fully in order to minimise such impacts. The approach undertaken at Church Road has been particularly careful to follow due process.

3.0 CONSULTATION ACTIVITIES

3.1 The Approach

The project team structured a phased consultation strategy so that the proposal could be properly considered by the local community at the appropriate stage of the project.

Initial pre-application consultation was carried out with South Norfolk Council on 9th June 2015 to establish the suitability of the outline design, as is described within the Design and Access Statement. As a result of the feedback received, the proposals were developed further to generate information for the public consultation.

Throughout this process the Applicant, Julian Wells, also attended Parish Council meetings to ensure that the parish was kept fully aware of the forthcoming application and consultation events. The Applicant also met with residents of Church Road during the Site Allocation process to discuss the principle of the development. The meeting was held on 7th June 2012 at the Bird In Hand public house.

3.2 Public Consultation Event

The public consultation event was held on 19th August 2015 at the Bird In Hand public house in Wreningham between 4pm and 8pm. The event was publicised through the distribution of leaflets within the village newsletter – approximately 300 leaflets were distributed to all homes within the village (see Appendix 5.1).

The public consultation comprised six display boards (see Appendix 5.2) providing background information on the site, descriptions of the proposals, visual representations, and details of materials, highway, and landscaping. Following requests from a number of attendees, the boards were subsequently uploaded to the Applicant's website.

The public consultation was staffed by Julian Wells, representing the Applicant, and Alec Hunter, representing the design team, who were on hand to explain the proposals, answer any queries, and discuss issues arising.

3.0 CONSULTATION ACTIVITIES

3.3 Public Consultation Response

It is estimated that 75 people attended the event. They were encouraged to complete a feedback form (see Appendix 5.3) before leaving. The great majority were residents of the village, with a small number of non-residents, perhaps five or six, dropping into the exhibition from the public bar.

A total of 15 feedback forms were completed at the event, of which some were anonymous. This equates to approximately 20% written feedback. In addition to this, a considerable amount of verbal feedback was gathered and is incorporated into the subsequent chapter.

4.0 CONSULTATION FEEDBACK SUMMARY

4.1 Summary of written responses

The feedback from attendees is set out in the table below –

Public Comments on Feedback Form	
1	<i>I voted against any development. We moved to a rural village to be just that – not for it to be a ever expanding development. The extra (20+) cars from the new housing will be b****y awful.</i>
2	<i>Not happy village turning into suburbia traffic a problem, narrow road. Not the type of property in keeping with village. Or the price range for relatives young or old who might like to be near family.</i>
3	<i>It can always be a concern when development comes to a small village. Julian talked through the plans, they appear to be sympathetic and considering the green, village feel. Minimising entrance / exits is a positive. Our main concern is that by building these, it opens up the opportunity to develop the whole plot, in effect a mini estate, which would be detrimental to a rural village and outlook.</i>
4	<i>Please could we have some more trees along the back of the properties in the hedgerow? As many as possible! Thanks Jo and Simon - Elm Tree Barn. P.S. We believe of all the developers FW Properties is probably going to be the most sympathetic towards the village. What we have seen today in terms of proposed materials to be used has impressed us. Ideally we would prefer the works access not to be located on Hethel Road. This is outside the LDF boundary. Also historic and continuous flooding on Hethel Road could cause further issues with mud etc on the roads. It would be an idea first whilst the developers are on site that they take the opportunity to sort out the drainage issues in this area.</i>
5	<i>This part of Church Road is particularly narrow. It would be very beneficial to have a Passing Place constructed – this is essential, particularly when the refuse/recycling lorries pass this way, causing hold ups. The hold ups will last even longer when there are more houses to service. Sometimes I have followed the lorry for 5-10 mins as it is impossible to pass for quite a long stretch – from the coach/bus station to Hethel Road. I would be very grateful if this could be given serious consideration.</i>

Public Comments on Feedback Form	
6	<i>Surface water down Hethel Road. Surface water accumulates down Hethel Road, to rely on ditches is to rely on ditches being cleared by farmers - the County Council has done nothing in the past and will rely on land owners. It would be good if the building height could not exceed the lower of the new build in the village! i.e. lower than Rudds House.</i>
7	<i>With narrowness of road, even with verge, road should be wider. Verge will probably get eroded with farm vehicles; coaches or cars passing each other. Ours does in Ashwellthorpe Road. Property access – maybe more than two onto the road.</i>
8	<i>This development is not needed or wanted in Wreningham. The extra road traffic alone will cause a great deal of danger and congestion. The houses are far too big for a village such as Wreningham, they look like town/city houses and do not fit in at all with the type of housing in Wreningham. The village is quite densely populated already and 10 more houses will only make the situation far worse. I hope this scheme is refused at planning to preserve the village as it is. This is just urbanisation of a small village built on prime agricultural land. In recent times there have already been several developments here and none of them have improved the village for anyone who resides here.</i>
9	<i>I am concerned about two pinch points on Church Road, between the new development and the Bird in the Hand. The extra cars will mean extra traffic meeting at the pinch points. One pinch point is next to the pond at church farm. The other pinch point is between the pond and the T Junction near the new development.</i>
10	<i>Important to ensure the infrastructure – roads, sewage, water etc, are not compromised or overwhelmed by this development. Keep the overall roofline well below that of the houses on corner of Hethel Road / Church Road junction. Additional development of the remainder of the field to be clearly placed along time in the future. This is to allay fears of over development and creation of a housing estate. Must avoid a sameness of style and appearance Wreningham is largely a varied set of styles. Landscaping with a view to softening the new development feel is important especially to ensure the longer term appeal and appearance. Establish a strong, substantial hedge all round the plot.</i>
11	<i>This development would be more acceptable if the entrance/driveway was not opposite our own driveway. Because of the curve, headlights will shine straight into our (ground floor) bedroom window. We are concerned that the new verge will simply function as a widening of the road. The old hedge will then have been destroyed for nothing. Please move the easter of the two exits west to spare 'Horizons' having headlights straight into our main bedroom, which is on the ground floor.</i>
12	<i>Concern about drainage from elevated land being developed. Concern about trees included in our boundary hedge (as specified by council with planning permission). Concern about traffic on relative blind junction.</i>

Public Comments on Feedback Form	
13	<i>Only concern – trading vehicles and builders vehicles (delivery etc) would use access by village crossroads near the school – road is narrow, steep, and potentially dangerous to children leaving, entering school twice a day – Travis Perkins could be reached this way and would be preferred by Trades (Builders) for access for Materials – but would add a danger to infants and juniors.</i>

4.2 Summary of verbal responses

We estimate that approximately 60 people did not fill out a feedback form, but the majority of these engaged with the Applicant and design team present and raised a number of comments on the proposals. The issues verbally raised at the event are broadly represented in the written responses above, but it is important to note the weight of opinion of those who did not provide written feedback.

- Suitability of the site for residential development.
- Increased weight of traffic on Church Road and adjacent roads.
- Increased risk of flooding to Hethel Road.
- Scale and style of development.
- Loss of agricultural land.

In addition to these concerns, a number of attendees expressed support for the development.

4.3 Design response

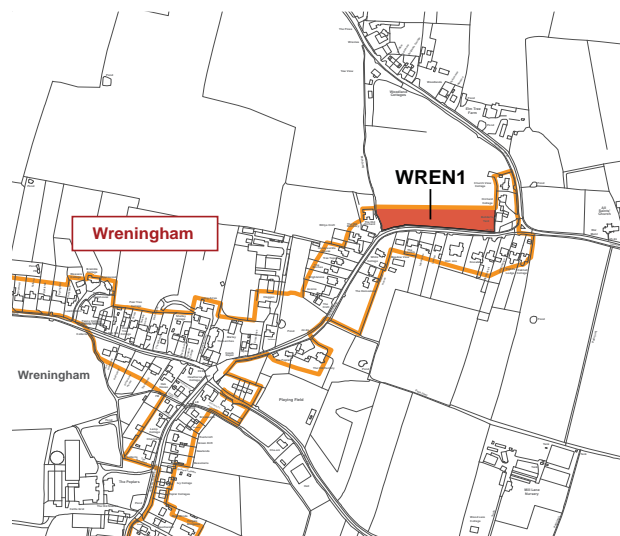
Where appropriate, feasible suggestions have been incorporated into the current proposals, and concerns where possible, have been addressed. The Design and Access Statement demonstrates this process, and a summary of the changes is provided below –

- Additional trees are provided to the rear boundary to further increase the screening of the proposed houses when viewed from Hethel Road.
- The proposed houses have been set further back from Church Road to reduce the impact of development on the existing properties opposite.
- The layout has been adjusted to ensure that the eastern access road does not sit opposite an existing driveway, reducing the visual impact and the effect of headlights on this property.

- It was noted that the scale of development of the proposed two storey houses was in contrast to the properties to the south of Church Road which are predominantly bungalows and chalet bungalows. The height of the proposed dwellings has been reduced to address this, with the floor-to-floor height reduced to bring down eaves and ridge level, and with further reductions achieved through the introduction of additional cat-slide dormers.
- The garage to plot 10 has been moved away from the eastern boundary due to the presence of recently planted trees. It was established that these trees are specifically protected by planning condition and it is imperative to give them the space to reach maturity without constraining their growth by adjacent development. It is also important to ensure that adjacent buildings are not affected by the proximity of the mature trees.
- The concerns over drainage and potential flooding raised by residents of Church Road and Hethel Road have been addressed by the completion of the surface water drainage design, which discharges water through the existing watercourse network to the north of the site. This ensures that surface water from the development will not exacerbate flooding close to the site on Hethel Road. In parallel to the proposed development the Applicant will carry out maintenance works to the ditches in Hethel Road to mitigate against flooding.

5.0 APPENDICES

APPENDIX 5.1 - PUBLIC CONSULTATION FLYER



Proposed Development Plans for Church Road, Wreningham

Please come and view the proposed development plans for 10 new homes on Church Road in Wreningham. This site has been identified by South Norfolk Council as their preferred location for new homes in the village as outlined in their draft Local Development Framework Strategy. The developer is holding a consultation event at:

The Bird In Hand between 4pm and 8pm on 19th August 2015

Local residents are invited to view the plans and to make any comments they wish on these proposals. Members of the development team will be in attendance to answer any questions.

For further information please contact FW Properties:
T: 01603 295 050
E: julian@fw-properties.com



APPENDIX 5.2 - PUBLIC CONSULTATION EXHIBITION BOARDS



APPENDIX 5.2 - PUBLIC CONSULTATION EXHIBITION BOARDS



Aerial Site Photo



Wrenningham

WREN1

LPA Site Allocation Plan

Scheme Features:

- Site identified by South Norfolk Council as their preferred location for ten new homes
- Provision of high quality family homes in attractive rural setting, three of which will be affordable homes
- Houses designed to fit in with character of the Village

FW PROPERTIES

Church Road
Proposed Residential Development
August 2015

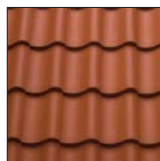
Vision, form and function

Ingleton Wood

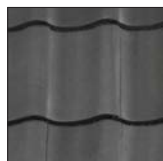
APPENDIX 5.2 - PUBLIC CONSULTATION EXHIBITION BOARDS

PROPOSED BUILDING MATERIALS

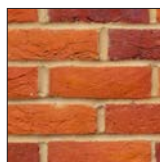
- Mix of soft red bricks and buttercream render
- Mix of red and grey pantile roofs and porches
- Traditional South Norfolk building forms & detail
- Stained timber cladding to garages



Red Pantiles



Grey Pantiles



Soft Norfolk Red Brick



Brick chimneys



Cream Render



Stained Timber Cladding

PROPOSED LANDSCAPE MATERIALS

- Good quality materials sympathetic to rural location
- Preserve character of Church Road maintaining a contiguous hedge line along frontage
- Enclosures to respect countryside setting
- Enhanced mix of species to hedgerows increasing biodiversity and wildlife habitat



Dressed Roadways



Post & Wire Fence to field boundary



Post & Rail to retained footpath



New grass verge to Church Road

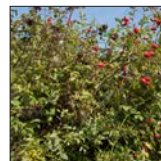


1.8m Close Boarded Fence



Existing footpath retained

PROPOSED HEDGEROW SPECIES



Hawthorn



Field Maple



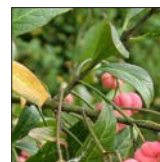
Dogwood



Hornbeam*



Wild Plum



Spindle



Hazel



Crab Apple*

* Also proposed for specimen trees

APPENDIX 5.2 - PUBLIC CONSULTATION EXHIBITION BOARDS

Scheme Features:

- Layout is sympathetic to village boundary location
- Existing country footpath retained
- Extensive hedge and tree planting to northern boundary
- Limited number of new access-ways onto Church Road



FW
PROPERTIES

Church Road
Proposed Site Layout
August 2015

Vision, form and function

Ingleton
Wood

APPENDIX 5.2 - PUBLIC CONSULTATION EXHIBITION BOARDS



APPENDIX 5.2 - PUBLIC CONSULTATION EXHIBITION BOARDS



View along Church Road from the West



View along Church Road from the East



View from Field



View from Church Road



Church Road
Site Elevations & Sketches
August 2015

Vision, form and function



APPENDIX 5.3 - SAMPLE PUBLIC CONSULTATION FEEDBACK FORM

CHURCH ROAD DEVELOPMENT

Please let us know any comments you might have...

Please could we have some more trees along the back of the properties in the hedgerow? As many as possible!

Thanks

To x Simon - Elm Tree Barn

P.S. - The behavior of all the developers firm Properties is probably going to be the most sympathetic towards the village. What we have seen today in terms of proposed materials to be used have impressed us.

I'd really we would prefer the works access to not be ~~located~~ located on Hethel Road. This is outside the LDF boundary. Also historic & continuous flooding on Hethel Road could cause further issues with mud etc on the roads.

It would be an idea that whilst the developers are on site that they take the opportunity to sort out the drainage issues in this area.

FW
PROPERTIES

CHURCH ROAD DEVELOPMENT

Please let us know any comments you might have...

Not happy village turning into suburban traffic a problem in keeping with the type of property range for relatives young or old who might like to be near family

CHURCH ROAD DEVELOPMENT

Please let us know any comments you might have...

It can always be a concern when development comes to a small village. Julian talked through the plans, they appear to be sympathetic and considering the green village feel. Minimising environmental impacts is a positive. Our main concern is that by building these, it takes up the opportunity to develop the whole in effect a mini estate which would be detrimental to a rural village and outlook.

CHURCH ROAD DEVELOPMENT

Please let us know any comments you might have...

I voted against any development. We could be a small village do be just that - not a small village do be just development. The estate (200) are for the new house will be badly needed.

FW
PROPERTIES

Forms were available at the feedback Consultation Event and attendees encouraged to express their views. Refer to page 8 for a summary of Consultation responses.



Vision, form and function

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