



Statement of Community Consultation
Proposed Development of 248 new homes
at
The Glebelands, St Julian's, Newport

Details

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Description of Development:

Development of 248 residential units, together with associated works

Contents

Introduction	3
Policy Context	3
Methodology and Design	4
Feedback	7
Summary	10
Appendices A-C – tools used in consultation	12

1.0 Introduction

1.1 This statement of Community Consultation has been prepared by Green Hill Construction to accompany a full planning application for the development of 248 residential dwellings and associated infrastructure at land to the south of Glan Usk School, known as 'The Glebelands', St Julian's, Newport.

1.2 Green Hill Construction is committed to engaging with the local community of St Julian's and users of 'The Glebelands'.

1.3 This document is included as part of the planning application pack submitted to Newport City Council in the pursuance of planning permission for the residential development at The Glebelands.

1.4 This document will take the following format:

- Section 2 describes the policy context against which the Community Consultation was carried out.
- Section 3 describes the Methodology and Design of the exercise.
- Section 4 displays the results of the consultation, and
- Section 5 concludes the document.
- Appendices A-C illustrates some of the tools used in the consultation process.

2.0 Policy Context

2.1 Planning Policy Wales (PPW), published by the Welsh Government (Edition 5, published in November 2012) sets out the context for sustainable land use planning policy, within which Local Planning Authorities' statutory Development Plans are prepared and development control decisions on individual applications and appeals are taken. PPW is supported by 21 topic-based Technical Advice Notes (TAN's) which are also relevant.

2.2 PPW chapter 4 entitled 'Planning for Sustainability' encourages an inclusive approach towards new development especially the design of new development to raise public aspirations, reinforce civic pride and help secure a continued public acceptance of new development. Paragraph 4.10.13 encourages early consultation between potential developers and other interested parties including the local community.

2.3 TAN 12 relating to Design also encourages consultation at an early stage in the planning process to deliver successful development with good design principles.

2.4 This Community Consultation was carried out to ensure the local community were consulted and engaged as part of the development for The Glebelands in accordance with guidance contained in national and local planning policy. Outline planning permission for the provision of housing is already in place for the development, so it can be assumed that all stakeholders have previously been involved in a consultation process.

3.0 Methodology And Design

3.1 Consultation was considered in a variety of formats, this is because the surrounding area is well used by not only local residents but also by visitors to the adjoining parkland and facilities. In addition three moorings holders hold a license with Newport Council to cross part of the land in question in order to reach individually allocated moorings granted by The Crown for access to landing stages and the River Usk. It was felt appropriate to conduct individual consultations with these particular stakeholders.

A Community Consultation in the form of a public exhibition was considered the most appropriate and effective method of bringing together the various consultees creating a structure and focus for the previous ongoing consultations.

The public exhibition enabled the intentions to develop the land, to be portrayed in a straightforward manner and provided an opportunity to unveil the proposed layout, the number and mix of homes, the layout of roads, pavements, and footpath and cycle route, showing the location and form of development to the local community. It also gave consultees the opportunity to ask questions, clarify proposals and express their opinions.

Consultees

3.2 In order to establish appropriate consultees, a Community Profile was produced identifying as many local stakeholders as possible. Knowing the stakeholders then revealed a need for a mix of consultation methods, ranging from individual written and face to face consultation, to informing people with posters and flyer and invitations, all culminating in a Community Consultation taking the form of a public exhibition. This exhibition consisted of written information, illustrations of the layout plan and typical elevations of the homes to be provided.

Method of Consultation and Time Frame

3.4 Chronology and Details of Consultation

Set out below is a chronological outline of the consultation that took place which reveals the consultees and methods of consultation. Some of the tools used are set out in appendices A – C of this document.

June 2013: Wrote to and met with the 3 Moorings holders individually to discuss the proposals for the site and the proposal to renew the access license to the three individual Moorings. Two of the Moorings holders were happy with the proposal and intend to keep their Moorings, the third expressed his interest in selling his mooring and his boat.

August 2013:

- Prepared a community profile to identify stakeholders (summarised on plan Appendix A).
- Contacted many stakeholders to inform them of the imminent intention to fence the site in question through email and visiting, including local Councillors, Glan Usk School, Newport High School Oldboys (NHSO) Rugby Club, Allotment Holders, Local Police Community Service Officers (PCSOs) distributing flyers to all of these stakeholders.
- Erected a series of posters throughout The Glebelands area and at the entrances to the area, informing of the imminent fencing of the land giving details to contact for more information and to receive a personal invite to the intention public exhibition and consultation. These posters were aimed at dog walkers and others who use the right of way to walk the river bank for amenity and also as an access route/thoroughfare to get to and from Courtney Street and Bank Street.
- As a result of notices and posters stakeholders began contacting the Green Hill office and a data base was put together to invite interested parties to the exhibition and consultation once organised. This data base resulted in 25 names and contact details being collated.

September 2013:

- Re-contacted Glan Usk School, called over delivered posters for display on notice boards, classrooms and supply of notices supplied for school.
- Met with 2 Local Councillors individually to explain initial proposals (no response from third Councillor).
- Called to bowls centre, spoke to volunteers and caterers and notices displayed also obtained email address for secretary and emailed him direct with posters and details.
- During this period and going forward negotiations took place with the Sea Cadets committee. Green Hill had already created a relationship following our assistance and input during our construction of the former Welch's garage in Turner Street when we donated and provided new street lighting columns to the existing lane that serves the cadets. During negotiations with regard to this current scheme, discussions and proposals have been offered to the committee in providing a new and more prominent access, off the proposed access road, which serves the main site. The new access will provide effective, safe and secure access, which will also promote community inclusion from the proposed development and has been included in this planning application.

October 2013:

- Several individual email enquiries were received as a result of the posters and flyers and these were all answered as received.
- Provisional arrangements were made to hold public consultation in the Community Room of Glan Usk School. The school was chosen because of its location very close to the site in question. Also the school and adjacent park has parking available for visitors and level access for any potential visitors with mobility issues.

November 2013:

- Consultation Dates confirmed as 4th and 7th December. It was decided to hold the consultation in an evening and also on a Saturday afternoon to provide a choice of attendance times for interested parties to accommodate shift work and social commitments etc.
- Personal invitations emailed or posted (depending upon preference) to 25 previously registered interested parties. This group included individuals, the Indoor Bowls Club, The Allotment holders, PCSOs, NHSO Rugby Club and the proprietor of a local private nursery in Crawford Street.
- The week commencing the 25th November flyers were distributed to residents in Morgan Street, Courtney Street, Riverside, Clayton Street, Red Brick Gardens, Turner Street, Crawford Street and Charnwood Road, and small business holders Turner Street, Crawford Street, Herbert Road. In total approximately 350 individual flyers were distributed.
- From the weekend of 21st November posters were displayed at three entrances to the park land area, at the entrances to the allotments, sent and then physically taken to Glan Usk School, taken to St Julian's Medical Centre, Tesco on Caerleon Road and a general store on the corner of Heather Road and Caerleon Road.
- A Governor of Glan Usk School who is also an active member of the community used social media and distributed notices to The Beaufort Centre, St Julian's Matters facebook page (few hundred members) and Friends of Brecon Park facebook page and also spoke to members of St Julian's Methodist Church, Riverside Rivers Football Club and 'many mums at Glan Usk School'.
- In addition a personal invite was sent to the facilities manager of Vinci the company that manages Glan Usk School under a PFI.

December 2013 – Exhibition and Consultations Held

- 4th December – 6.30 pm until 8.30pm and 7th December – 2pm until 4pm an exhibition and consultation was held at Glan Usk School.
- On display was a drawing of the boundary of the site, three copies of proposed site layout and also images of the typical style of home to be provided.

- An attendance register was kept at the exhibition and all attendees were asked to provide their details. Attendees were also invited to leave comments on a response form and deposit in a response box provided at the public consultation.

3.5 Staff available at the consultation

The consultation was staffed on Wednesday 4th by four staff in total; three staff from Green Hill Construction – The Technical Director, Architectural Technician and Community Engagement Manager and one Planning Consultant from Asbri Planning. On Saturday 7th December two additional people attended, a member of staff from the Green Hill Business Development team and an additional Planning Consultant from Asbri.

All staff present had been involved in devising the scheme and were prepared and able to explain the layout and proposals in some detail and answer questions.

An analysis of feedback received is set out in the next section of this report.

4.0 Feedback from Public Consultation

4.1.0 Attendance

Most but not all attendees signed to confirm their attendance and some but not all completed a response form.

4.1.1 4th December – 9 people signed the attendance register

One attendee was a small trader from Crawford Street. The 8 remaining attendees emanated from Charnwood Road, Stockton Road, Morgan Street, Bath Street and Chichester Close.

In addition 2 staff from Vinci Facilities management attended but did not sign the register.

4.1.2 7th December – 19 people signed the attendance register

Attendees on the Saturday included one local ward councillor, two Police Community Service Officers and 16 residents from Collier Street, Riverside, Pinegrove, Courtney Street, Orchard Street, Stockton Road, Turner Street and Margaret Avenue, (one gentleman did not sign in but was from Charnwood Road and was on a follow up visit having already attended and signed in on Wednesday). He in particular attended to view the section views of one area of the site.

4.2 Feedback Analysis

In total 13 feedback forms were completed, two were completed on December 4th and 11 were completed on 7th December. The forms gave respondents the option of expressing a view on the overall development as whether or not they are in favour or if they are neutral with also the option of giving comments.

The results were as follows:

In favour	3
Neither in favour nor against	4
Against	4
Did not complete this part of the form	2
In addition one attendee did not complete a form but made comment in attendance register	1

4.2.1 In favour 3 respondents – Comments Made

- ‘Looks lovely, Good mixture of housing’
- Worried extra traffic will cause further delays to journey to town. ‘If a change in the lights could be agreed with Council this could help or additional light on town roundabout by castle could help with this.’
- Concerned about flooding in Margaret Avenue and Courtney Street due to poor drainage: ‘Welsh Water is a waste of space good luck’.

4.2.2 Neither in favour nor against 4 respondents – Comments Made

- One respondent stated that ‘Don’t like the fact that the houses need to be built so near the end of the school. “Why not leave the grass space gap.” ‘
- One respondent from Courtney Street was concerned with ‘extra traffic passing my house and imposing on ability to get car out.’ But made the positive comment that the walk to The Glebelands would be more enjoyable.
- Another respondent from Courtney Street was concerned with the flooding as they consider that the existing gullies and the sewer do not cope with rainfall. This respondent want confirmation that Greenhill built houses would not link into Courtney Street sewer. This person also made the comment that Herbert Road should be used as access to avoid the park and risk to children and parents.
- One respondent from Orchard Street suggested that Green Hill support residents with their continued argument with Welsh Water.

4.2.3 Against 4 respondents – Comments Made

- 2 indicated that they were against the development but made no specific comments.
- One respondent from Collier Street objected to the potential of 350 cars entering and exiting the area through Courtney Street. He was worried about danger to children. He made the comment that he would not object to the development if the entrance was created via Herbert Road.

- One respondent from Margaret Avenue was concerned over the ground level being raised and the potential that this would compound existing water problems in Orchard Street, Margaret Avenue and Courtney Street.

4.2.4 Did not indicate if for or against or neither in favour nor against but did make comments

- Would like access at bottom of Morgan Street to River Side Walk.
- Concerned over main sewer and pumps not working effectively and being overwhelmed at Nash.
- One person wrote in register that access is an issue but did not indicate if for or against the proposed development.
- Access to school for fire and other emergency vehicles needed to be made clearer. Verbal comment received from Vinci.

In summary the comments can be grouped as follows:

Looks lovely, good mix of housing	1
The walk to The Glebelands would be more enjoyable	1
Concerns over existing flooding issue being compounded:	5
Concerns over vehicular access and increased traffic flow:	5
Concern over pedestrian access to riverside walk:	1
Concern over emergency access to school:	1
Concerns over proximity of development to school:	1

4.3 Responses to comments:

4.3.1 Existing flood issues with Courtney Street, Orchard Street and Margaret Avenue

These issues are outside of the scope of the proposed scheme and beyond the remit of the development. The surface water from the proposed scheme will discharge directly into the river Usk via the existing stream. With regard to foul sewers the proposed development will connect into the 750mm sewer on The Glebelands side of the rail line and then drop straight into the large diameter sewer which crosses under the Usk.

4.3.2 Access issues and increased traffic

A traffic study has been completed and the findings conclude that existing infrastructure will cope with the anticipated traffic flow from the proposed development. A mini roundabout has been placed at the entrance/exit from Courtney Street in order to control speed into and out of the development.

4.3.3. Access to River Bank from end of Morgan Street

As a result of this comment received at the consultation an access path has been inserted into the planned development to create an access onto the riverside walk from the end of Morgan Street.

4.3.4 Clear access for emergency vehicles to school

As a result of this comment this access has been made clear on the plan with a dedicated gate inserted for access vehicles only.

4.3.5 Properties built on area close to school

Outline permission includes housing to be built in this area and including this area provides an opportunity to fulfil the affordable requirements of the site.

4.3.6 Suggested access via Herbert Road

This road is in private ownership and is not an adopted highway and therefore is not available as an access or egress from the site and was not considered in the outline planning permission as such.

5.0 Conclusions

5.1 Green Hill Construction is committed to engaging with the community of St Julian's in relation to the proposed development at The Glebelands. We have striven to reach as many local stakeholders as possible and raise awareness of the planning application over a period of months to enable meaningful and considered consultation.

5.2 The public exhibition was held over two days in December and was a culmination of a series of consultation processes held beginning in June with The Mooring Holders, with activity taking place in August, September, October and November of 2013.

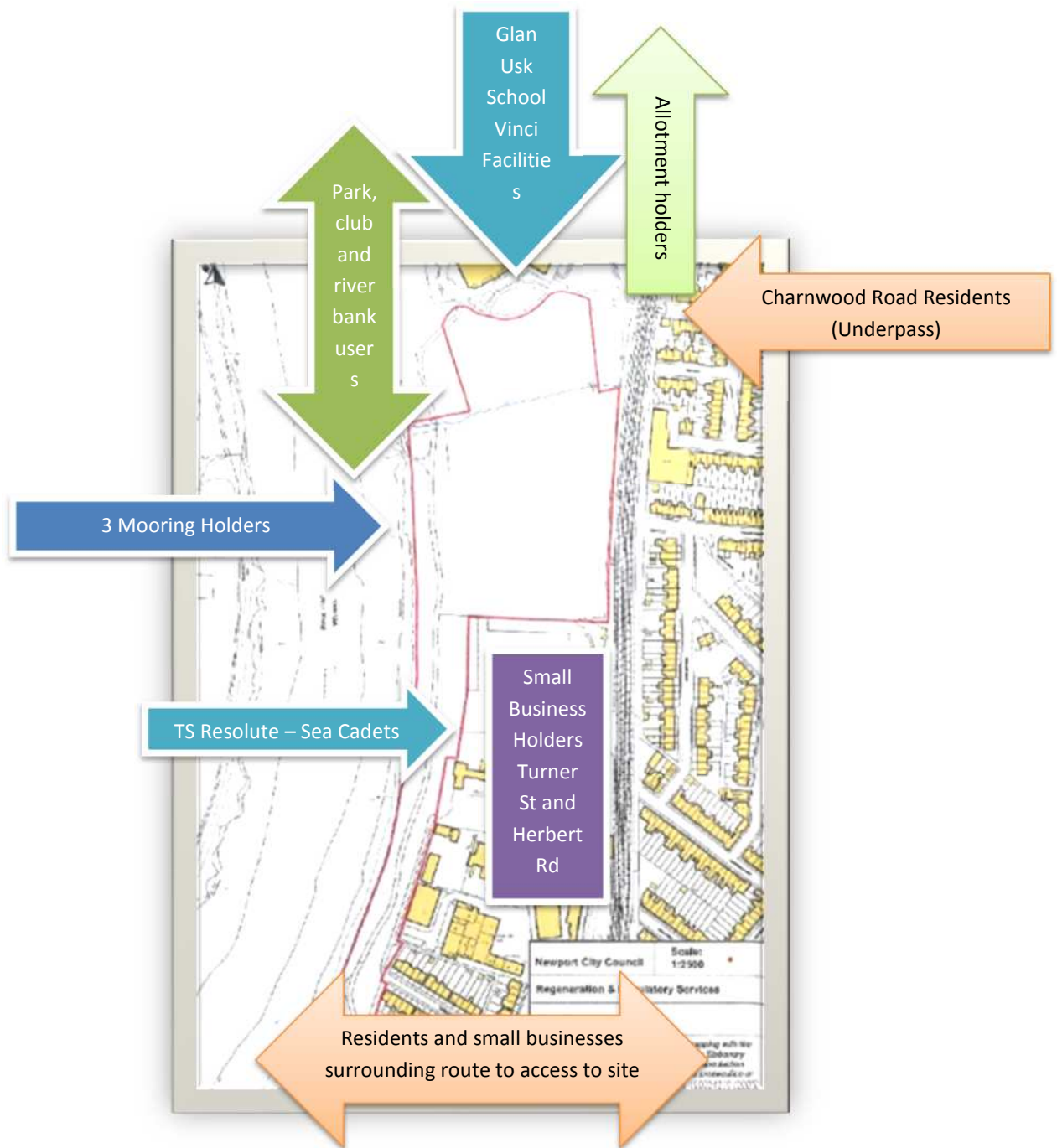
5.3 The exhibition was attended by at least 27 members of the local community and 14 of these attendees completed response forms or (1) responded on the register of attendance. 3 responders were in favour of the development, 4 were against and 7 did not indicate if they were for or against the development.

5.4 Thirteen comments were made raising 5 areas of concern. Two of those concerns have been addressed in the plan now being submitted (pedestrian access from Morgan Street and clear emergency access to the school). The one area of concern regarding flooding in Margaret Avenue, Orchard Street and Courtney Street is outside of the remit of the scheme and responsibility of Welsh Water. The proximity to the proposed development to the school and access via Herbert Road are also in line with outline planning and help provide the proposed affordable element of the scheme.

5.5 This statement demonstrates that the proposed development is acceptable in relation to relevant national and local planning policy and any other material planning conditions.

Appendix A

Principal Consultees in Community (Community Profile) – Site Outlined in Red



Appendix B

Notice and flyer inviting interested parties to attend public consultation

Appendix C

Public Consultation Feedback Form



An Invitation to:

A public consultation on the plans for

The proposed new homes at The Glebelands, St Julians, Newport

to be held at

Glan Usk School, Community Room, The Glebelands, Bank Street, Newport

On

Wednesday 4th December 2013, between 6.30pm – 8.30pm

Or

Saturday 7th December 2013, between 2pm – 4pm

Please drop in on whichever date suits you best, between the times stated above

Please see over for more information

New Homes for The Glebelands, St Julians

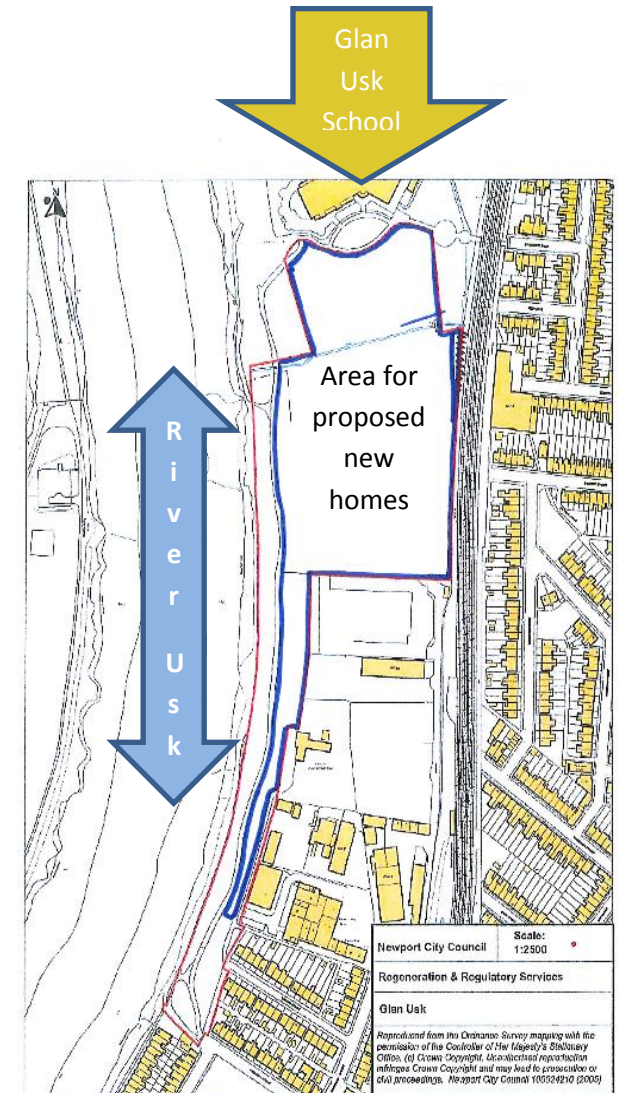
Greenhill would like to reassure you that:

- We will ensure that the public right of way remains open
- We will maintain access for existing moorings holders
- As part of the development we will enhance access to the site to make an attractive and desirable development
- Access to the new homes will be via Courtney Street
- Construction Traffic will mainly use Herbert Road for access to the site
- No construction traffic or future residential traffic will approach the site over the railway bridge into The Glebelands
- None of the existing sports, club or allotment facilities will be adversely affected
- We will continue to keep the community informed and involved

We look forward to meeting you at one of our consultation events!

If you would like to find out more about Greenhill Construction, our Newport based Construction Company why not take a look at our website: www.green-hill.co.uk

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**Pre Planning Consultation on the Provision of 248 New Homes for The Glebelands –
Layout Plan Reference: sw49 (04) 01_Proposed Site Layout**

Name: Address:

Tel No: Email Address:

Please tick one of the following options

I am in favour of the proposed development

I am neither in favour nor against the proposed development

I am against the proposed development

Comments

Continue over if needed.....

Signature: Date:

I would like someone to contact me regarding my comment Yes/No
(please circle as appropriate)