

Gleeson Homes and Regeneration

Statement of Community Involvement for the Proposed Development of 97 Homes in Lundwood

Gleeson Homes and Regeneration takes pride in building homes for local people, at prices they can afford, in places they want to live.

A Community Event in Lundwood was proposed to ensure transparent and inclusive community involvement before the submission of the planning application. Local residents were invited to attend along with Planners and Local Councillors.

The Community Event took place on Wednesday 27 August 2014, at Priory Campus, between the hours of 3 and 6pm.

The following statement describes who was involved in the consultation and the outcome of the event.

Consultation Event Publicity

- A leaflet advertising the Community Event (appendix 1) was produced and distributed to all local households and businesses residing within a ½ mile radius of the development site.
- A letter and leaflet personally inviting residents to attend the event was sent to households and businesses on the following roads adjacent to the site: Wilson Grove; Claremont Gardens; Ellwood; Foxencroft; Priory Place; Parkland View.
- The event was publicised by social media on Gleeson's Twitter and Facebook pages.

Consultation Response

Ten local residents and one Local Councillor attended the Consultation Event.

Throughout the event the public was invited to view the plans for the proposed development, learn more about the type of houses to be built and ask questions to the Gleeson representatives who attended the event.

Each attendee was offered a leaflet summarising the proposals (appendix 2) and asked to complete a questionnaire with 5 simple questions and an area to write comments. 6 questionnaires were completed (appendix 3).

Outcome

Generally attendance at the event, and consequently response to the survey, was low. It is Gleeson's opinion that this was likely due to the fact that the site already holds outline approval, and so many of the local residents may have attended events previously, and already be aware of the principle of residential development on the site.

Two thirds of respondents indicated that they generally do not support residential development of the scheme, while the remaining respondents indicated they were unsure either way. The concerns voiced behind this response relate almost exclusively to highway safety on the access roads to the site (Ellwood and Wilson Grove).

It was explained to residents that access to the site along this route had already been found sound and subsequently approved as part of the outline, and that such approval is for up to 110 dwelling whereas Gleeson are proposing the lower number of 97. Nevertheless it was explained that a new Transport Assessment was being undertaken as part of our proposals, and that the findings of this assessment would be incorporated into the scheme where applicable.

Two thirds of respondents confirmed that they do agree with Gleeson's proposals for a scheme of 100% open market for sale housing on the site, rather than providing an element of rented "Affordable Housing" on site. The remaining respondents indicated they were unsure.

Gleeson Regeneration is always willing to consider amending proposals to reflect the outcome of community consultation. However, no amendments to the plans for the Lundwood site are required following the consultation event, subject to the findings of our Transport Statement.

Appendix 1 – Consultation Event Poster

New Homes in Lundwood

Gleeson Proposes to Build New Homes
in Your Community



Come & Learn More at the
Gleeson Community Event
Wednesday 27th August 2014
Drop in anytime between 3pm & 6pm

Priory Campus
Pontefract Road
Lundwood
Barnsley S71 5PN

homes by
gleeson
builders for generations

Appendix 2 –Leaflet

New Homes in Lundwood

homes by
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Where are we building?



What will we build?

We hope to construct 97 new 2, 3 & 4 bedroom homes on the development. We will build homes for local people at prices they can afford.

Our proposed layout for the developments will include 26 x 2 bedroom homes, 64 x 3 bedroom homes and 7 x 4 bedroom homes.

We anticipate the prices of the first phase of homes to be around £80 to £85,000 for a 2 bedroom home, from £99 to £125,000 for a 3 bedroom home and from £145,000 for a 4 bedroom home.

We will also offer the Help to Buy scheme, a Government backed purchase scheme. Prices of a 2 bedroom home with Help to Buy will start from approximately £64,000.

Community Matters!

Gleeson will be rolling out our community matters programme over this site, the benefits of which include:

- Gleeson Community Sports Foundation, under which sponsorship will be made annually to a local junior sports team.
- Local Labour, under which Gleeson give priority of employment to those living within a 2 mile radius of the site.
- Apprenticeship schemes; we are committed to entering into apprenticeship schemes on all our sites.
- Neighbourhood Watch; we help to facilitate the creation of a NW scheme on all our sites.
- Engagement with local schools

A Typical Gleeson Street Scene



Gleeson Homes, 5 Europa Court, Sheffield Business Park, Sheffield S9 1XE
www.gleeson-homes.co.uk



Appendix 3 – Completed Questionnaires

We would like to know what you think about Gleeson's new homes in Lundwood?

homes by
gleeson
builders for generations

	 Yes, I agree	 No, I don't think so	 I don't know
Do you support Gleeson's development of new homes in the area?	☐	☐	☒
Do you think the proposed sales values of Gleeson's new homes are affordable to local people? (see prices on separate sheet)	☒	☐	☐
The site has outline planning permission for 110 houses. Gleeson propose to build 97 new semi & detached homes on the site. Do you approve of Gleeson's proposed design?	☐	☒	☐
Barnsley Council wants 15% of homes to be rented through housing associations. Gleeson are proposing 100% low cost homes for sale on this development. Do you agree with Gleeson's approach?	☒	☐	☐
Gleeson would roll out our Community Matters programme in Lundwood. This ensures local labour initiatives, apprentices and junior sports sponsorship for the locality. Do you think this would be beneficial to the area?	☒	☐	☐

Do you have any other comments?

① TRAFFIC ISSUES ON WILSON GROVE
+ JCT N WITH ELWOOD
10) HILL / BLIND SUMMIT + DANGEROUS.

Please complete the following if you would like some more information about our new homes.

Name: MR CONNAR Address: 22 WILSON GROVE

Tel: 01226 320617 571 555

E Mail: _____

 A Copy of This Sheet will be Sent to the Planning Department

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Do you have any other comments?

WE WOULD DISAGREE WITH THE SPEED BUMPS ON WILSON GROVE DUE TO IT RESTRICTING VEHICULAR ACCESS AND CAUSING ACCESS PROBLEMS DURING WINTER. IT IS VERY TIGHT IN MOVING VEHICLES TO OUR PROPERTY AND MANOEUVRING.

Please complete the following if you would like some more information about our new homes.

Name: KEITH ANDREA MANN Address: KM MOTORS LTD

Tel: 01226 280982 WILSON GROVE

E Mail: kmtravel@live.co.uk LUNDWOOD

571 5FS

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Do you have any other comments?

Concerns over noise, extra traffic, safety.
 Already a busy road with K.M coaches and traffic from housing estate. Our house was purchased because of the quiet area many years ago as there were only eight houses in the street now there is a complete housing estate already and these are planned. My elderly mum is worrying about all this. This street is the only busy road exit for this new development and is of great concern.

Please complete the following if you would like some more information about our new homes.

Name: ANNE OXLEY Address: _____

Tel: 0755 271994 _____

E Mail: anne.oxley@aol.co.uk _____


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Do you have any other comments?

I live at 24 Wilson Grove and I do not agree with the being no buffer between us and the new houses also I do not think the new road can cope with the traffic on this road.

Please complete the following if you would like some more information about our new homes.

Name: S. Jones Address: 24 Wilson Grove

Tel: 01226 251127 Lundwood.

E Mail: _____ Barnsley

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Do you have any other comments? I LIVE AT 24 WILSON GROVE AND I DON'T AGREE TO THERE BEING NO BUFFER BETWEEN MY HOUSE AND THE NEW HOUSES AT THE BACK OF MY PROPERTY.

Please complete the following if you would like some more information about our new homes.

Name: C. CLAYTON Address: 24 WILSON GROVE

Tel: 01226 281127 LUDWOOD, BARNSLY

E Mail: J-JONES@STV.COM

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Do you have any other comments?

Please complete the following if you would like some more information about our new homes.

Name: Mr Wilson Address: 20 Wilson Grove
Lundwood

Tel: 07762 095616 S71 5JS

E Mail: _____



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