APPENDIX 4

Analysis of Public Consultation Feedback

Outcome of Public Consultation

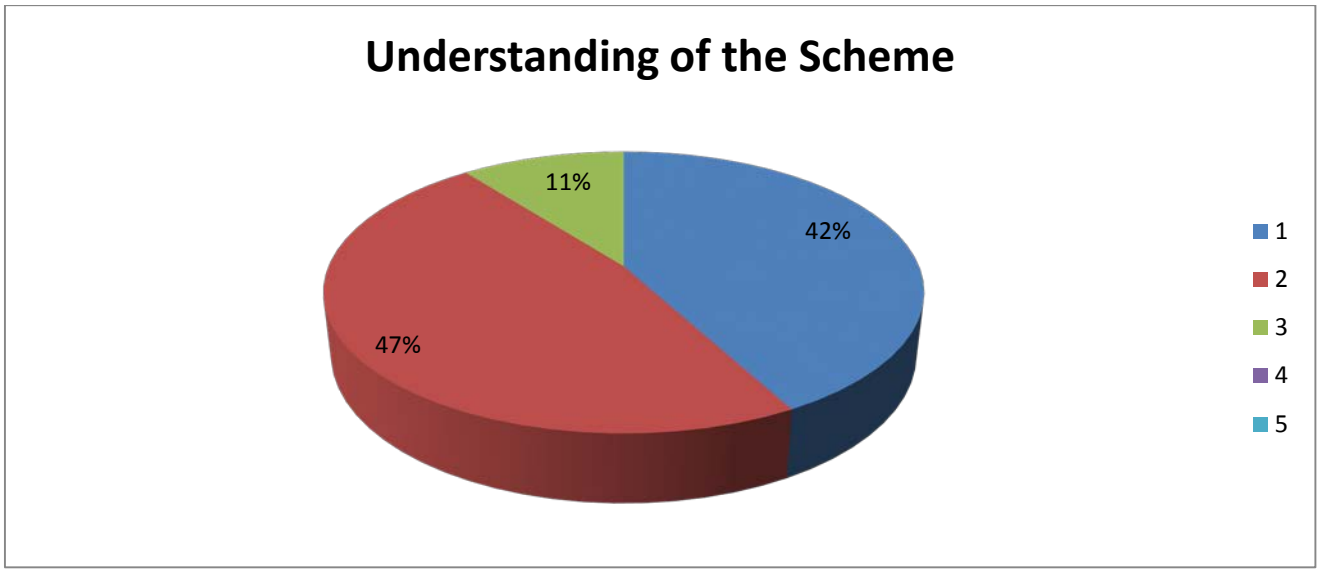
The questionnaire was structured in order to gain a good understanding of the current perception of the development, gauge the level of support and also establish what local residents perceive to be the most pressing issues. Residents were asked four specific questions and also provided the opportunity to elaborate. Each question is taken in turn below and a summary of the results provided.

Q1. Having considered the information presented today on a scale of 1-5 how do you rate your level of understanding of what the project involves?

1 I fully understand the scheme
2 I have a broad understanding of the scheme
3 I have a vague understanding of the scheme
4 I have a limited understanding of the scheme
5 I have no understanding of the scheme

Question 1 was aimed at gauging the overall level of understanding of what the scheme involves. As demonstrated from the pie chart below, of those who responded to the questionnaire, a large majority felt the exhibition provided them with either a full or broad understanding of what the scheme involves. Two respondents (which equates to 11% of all respondents) felt they had a vague understanding.

Clearly, the Applicants welcome the positive response to question 1 having invested a considerable amount of time and money in coordinating and preparing the consultation material that was on display at the exhibition.



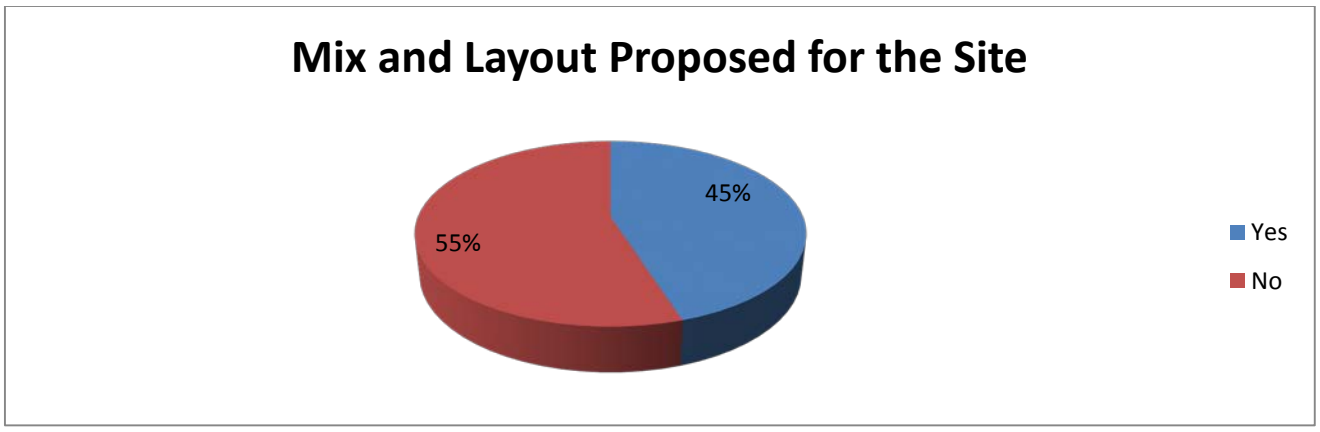
Sample size = 19

Q2. Do you consider the mix and layout of housing proposed is appropriate for the site?

- Yes
- No

Given the nature of the application, which follows the Extant Permission establishing the principle of development on the Site, one of the main purposes of the consultation was to present the more detailed proposals which draw on the indicative proposals already approved. Full scale copies of the proposed site layout were provided which reflected initial comments expressed by officers at the Council and also any identified constraints.

It is clear from the pie chart below that views amongst the respondents regarding the proposed layout and mix of housing were varied. Just over half (55%) felt the layout and mix was not appropriate compared to the remaining 45% who felt it was appropriate.



Sample size = 20

It has been acknowledged by the Applicants that just over half of the respondents to question 2 felt the layout on display, and the overall mix of housing proposed, was inappropriate for the Site. Unfortunately, no supplementary comments were provided to explain these concerns but the next two questions focused specifically on the key aspects local residents felt should be considered by the developer and also provided the opportunity to express additional comments. The responses to the next two questions will therefore be used to drill down further and attempt to establish where these concerns stemmed from.

Q3. Which do you feel are the key aspects of the development that should be considered by the developer?

As noted above, the Applicants appreciate the views of local residents and was keen therefore to ensure that any valid concerns were noted and reflected in the final scheme.

Question 3 sought to establish what residents felt were the key aspects of the development. Copies of the completed questionnaires provided following the event are appended to the back of this Statement at **Appendix 3** but the responses provided to question 3 can be summarised around the following themes:

- Concerns regarding the proposed site access;
- Traffic congestion on the local highway network;
- School place provision;
- Concerns about additional pressure being placed on the overstretched doctors surgery within Mapplewell; and
- Flood risk/drainage.

The Applicants response to the issues raised is provided later in this section of the Statement.

Q4. Any Other Comments?

This question provided the attendees the opportunity to provide more generalised comments on the proposals and air any issues they felt were not already discussed at the event. There was some crossover with the previous question as some respondents reiterated concerns regarding the vehicular access, traffic, lack of school places etc. Below is an overview of additional comments that were raised:

- Again, a key theme for responses to this question was concerns about the single vehicular access point. Residents felt that further consideration should be given to the use of Spark Lane as a permanent access;
- Concerns were also raised about noise and pollution during construction; and

- One resident highlighted that a collection of properties that previously occupied the site were called ' Monkey Park' – they went onto suggest that this be incorporated into the scheme.

The Applicant's Response

The General Principle of Development on the Site

Feedback received at the exhibition and within the completed questionnaires in relation to the general principle of development on the Site was mixed.

A number of attendees welcomed the proposals and were keen to obtain further details in relation to when the proposals would be brought forward, how much the properties would cost and relevant procedures for declaring an interest in the properties when they were made available for sale. This interest was clearly welcomed by the Applicants. In contrast however a few attendees expressed views that the general principle of development was unacceptable.

As a reserved matters application, pursuant to an outline approval, the principle of the development has already been considered by the Council. This approval followed numerous meetings with Officers, Ward Councillors and statutory consulttees and resulted in a scheme that met with the approval of all parties.

While the Applicants acknowledge the views expressed in relation to principle, those who remain opposed to the development can be assured that proposals will cause minimal distribution to existing residents and will integrate well into the village of Mapplewell.

Concerns regarding the proposed single access arrangements onto Carr Green Lane and the overall increase in traffic on the local highway network

By far the most common recurring concern expressed by local residents was with regards to the proposed single vehicular access point onto Carr Green Lane and also the overall increase in traffic through the village once the development is constructed.

As above, the proposed access into the Site was fully considered by the Council at the outline stage. Extensive design work carried out by the landowner and applicants at the time, Harworth Estates, demonstrated that a single access point is appropriate for the Site and the quantum of development proposed. Furthermore, detailed modelling and an assessment of the likely trip generation highlighted that the local highway network has the necessary capacity to accommodate the levels of associated traffic.

As such, like the principle of development on the site, the vehicular access point into the Site has already been fully considered and approved by the Council under the previous application.

Concerns regarding a lack of school places within the village of Mapplewell

Concerns were raised by a number of local residents surrounding the limited provision of additional school places within Mapplewell. They felt that further development on the Site would compound the problem and that this would need to fully considered and addressed as part of the application proposals.

As explained to those residents who raised concerns at the exhibition, alongside a number of other contributions, the legal agreement that accompanied the Extant Permission includes a monetary contribution totalling £150,000 which is to be paid directly to the Council to fund additional educational facilities and/or the provision of a new classroom at Mapplewell Primary School.

By agreeing to pay this contribution, there is an acknowledgement that additional school places are required when the development comes forward. However, the legal agreement is an appropriate method for these funds to be secured and provides the necessary mechanisms for the Council to ensure it is directed to the most appropriate areas of the Village.

Concerns about additional pressure being placed on the overstretched doctors surgery within Mapplewell

Aside from the concerns raised about the lack of educational facilities, residents also highlighted that the doctor's surgery within Mapplewell is currently overstretched. However, no formal evidence was provided to demonstrate this and no concerns were raised by the Council during the determination of the outline application.

Whilst it is appreciated that doctors surgeries across the Country, including within the village of Mapplewell, may be reaching or even at capacity, this is not a consideration for this Application.

Concerns were raised about noise and pollution during construction

Residents concerns about the potential impact on their residential amenity throughout the construction process are very valid and the Applicants are committed to ensuring that any impacts are kept to a minimum.

The Extant Permission was subject to a number of conditions including condition 13 which requires the Applicants to prepare and submit a Construction Method Statement for approval by the Council. This statement will set out methods the Applicants will employ to ensure matters such as noise, dust and construction traffic are monitored and controlled. This Method Statement will also ensure

that the Council have sufficient control to take appropriate action if the Applicants are found to be operating outside of these agreed methods.

Nothing that is attractive to existing residents

A small number of respondents felt that little support could be given to the current scheme as the proposals offered little that would ultimately benefit existing residents living in the immediate area.

The proposals have been designed to ensure that future residents have an attractive, sustainable and safe place to live. However, many of the measures that have been proposed and secured through the Extant Permission will benefit existing residents. In the first instance, the Site itself has now become largely derelict since the previous uses ceased. The proposals represent a good opportunity to make use of this vacant, underused and Brownfield site.

Aside from the regeneration, the legal agreement places a requirement on the Applicants and the landowners to deliver a number of onsite and offsite contributions. These contributions will be for the benefit of future, but also existing residents, and include the provision of publicly accessible open space, a monetary contribution towards the provision of a new classroom at Mapplewell Primary School and, most notably, a significant monetary contribution towards the provision of village centre improvements within the village centre.

A scheme in respect of these village centre improvements is currently being prepared on behalf of the landowners, in collaboration with the local ward councillors, and will be formally submitted for consideration in the next few weeks. Once submitted, local residents will have the opportunity to provide comments on the scheme proposed.

Suggested relocation of the existing electricity pylon

One local resident raised a query regarding the electricity pylon crossing the Site near to its eastern boundary. They felt this significantly detracted from the character of the area and queried whether it could be relocated or placed underground as part of the development proposals.

Enquires to relocate the pylon, and the associated electricity cables, were made with the network operator prior to the submission of the previous application. Unfortunately, due to the associated costs, coupled with the costs of remediating and restoring the Site, means that this would render the scheme unviable. While the Applicants agree with the local resident on this point, the scheme makes efficient use of the Site reflecting the constraints that exist.

Possible name suggestion for the development

Finally, one local resident highlighted that a collection of properties that previously occupied the Site were called 'Monkey Park'. To reflect the Sites heritage, the resident went onto question whether this could be incorporated into the final proposals, possibly as a road name.

The Applicants welcome this suggestion but unfortunately the roads within the Site, once constructed, will be transferred to the Council for adoption. The Council are therefore responsible for the naming of roads. This suggestion has been noted and will be raised during discussions with relevant officers within the Council at an appropriate time.

Consultation Conclusions

It is considered that the design process has satisfactorily dealt with the above comments either within the outline planning permission which has already been granted or through the details being provided as part of this reserved matters application.