

PREMIER CONSTRUCTION (NORTHERN) LIMITED

51 Rimington Road, Wombwell, Barnsley, South Yorkshire, S73 8DQ



Please see enclosed a copy of the letter and feedback form we sent out to local residents on Rectory Close, Bondfield Close and Summer Lane.

Out of the forty letters posted out on the 20th of August we have received a total of fourteen responses via our pre-paid response envelopes.

Below on the feedback form we have recorded a brief summary of the responses we have received from the residents who responded.

BUILDING & SITE MANAGEMENT CONTRACTORS

Premier Construction (Northern) Limited. | Company Number: 6846917 Registered in England and Wales
VAT Number: 904 2300 76 | Head Office: 51 Rimington Road, Wombwell, Barnsley S73 8DQ
Directors: G Allert | D Allert | Tel/Fax: 01226 340750 | Email: enquiries@premiergroup-uk.com

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51 Rimington Road, Wombwell, Barnsley, South Yorkshire, S73 8DQ



Dear Home Owner,

We write to you today to introduce to you Premier Construction (Northern) Limited (P.C.N). We are a self-funded local development company that regenerates local unsightly derelict land and buildings into spaces that become of value to the local community.

Godson Allert (Managing Director) and David Allert (Production Director) born and raised in Barnsley, provide the drive for the company to meet its aims of improving the local area for the benefit of the community. Since its Corporation in early 2009, PCN has enjoyed a number of successful projects with the most recent one being the development of the former Countryman Pub on Park Street in Wombwell.

The project scheme included demolition of the unused public house and the development of 13no new dwellings. Our unique approach allows us to offer quality new build homes at an affordable price. Success at this project is clear to see as 10no properties were sold, majority off plan, and the last remaining 3no units currently occupied by rental tenants.

Following on from our success at the Park Hollow project our Premier Group made the decision to purchase the former Bondfield Day Centre and surrounding land with the intention to develop the site into a welcoming private residential community. Now in a state of disrepair, the buildings situated on site impose an unpleasant and aged appearance on the area whilst remaining hazardous for anyone who may seek to gain access to the site. With this in mind PCN would like to develop the site to provide approximately 30 to 35 new dwellings whilst using brownfield land in order to continue our commitment to the Groups sustainability policy.

The scheme proposed for the site, which has recently been submitted to the council for pre-application advice, has been designed by our sister company Premier Design Solutions (Yorkshire) Limited. There will be no through road beyond onto the existing access along Bondfield Close and road access to the site once complete will be gained from Rectory Close. For your peace of mind we have attached a concept plan of the scheme which shows the proposed road and dwelling layout.

We at Premier value both existing and potential future residents' opinions and as you are in close proximity of the site we would like to share this information with you and therefore welcome any constructive feedback regards the site. We have attached a feedback form if you would kindly complete and return to our Head Office using the envelope enclosed.

In the meantime, if you have any further enquiries please contact us on 01226 340 750 to further discuss.

Kind Regards,

*David Allert | Production Director
Premier Construction (Northern) Limited*

Email: dave.allert@premiergroup-uk.com

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Mobile: 07545273695

Head office: 01226 340 750

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Name:		
Address:		
	Postcode:	

What is your view of the current Bondfield Day Centre Site? Are you for/against the demolition of the current buildings on the site?

Majority residents are for demolition & development.
One Resident reasoned that the facility was a good facility whilst open but persons attending have now got other facilities they can attend.

In your opinion, what kind of dwellings would you like to see constructed on the site? For example; Apartments, flats, bungalows, 2 storey, 2.5 storey, 3 storey, non-residential or other development.

Majority of residents suggesting a variation of 2 to 2.5 storey dwellings with a possibility of bungalows. Residents show no interest in the construction of flats/apartments. One other resident suggests an old persons complex included within the development would be beneficial.

Would you like to see more regeneration developments of this kind in the local community which makes use of brownfield sites where the former use has now become redundant?

All but 1 resident is for regeneration developments in the local community with suggestions that green areas should be included, the developments should be for the good of the community, and locals are consulted and involved.

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Please use the below space to forward on any concerns, questions and feedback you may have regards the project:

In summary the responses we received in this box were as follows:

Prefer access via Bondfield Close, current access route, due to current traffic issues on Rectory Close.

No vehicle or pedestrian through access onto Bondfield as it has caused problems in the past with thefts from gardens etc.

Residents wants assurance that current traffic issues on Rectory are considered if it was to be used as the main access.

The exit/entrance to Rectory Close is a high risk blind corner which will be worse with the new development.

The current road provides difficulties on bin collection days.

Concerns regard the effects on noise, and safety on Rectory with the assumed increased traffic.

Concerned that house values on Rectory will reduce due to our development.

Concerned the project may be two phases and open up onto the Ackroyd and Abbott site.

Residents on Summer Lane worried about the closeness of properties, trees, bushes and shrubs to their existing properties potentially blocking light.

Concerned that construction traffic during construction and vehicular traffic once construction completed will conflict with pedestrian access (made up of parents and children majority under 11 attending the school) if access is given from Bondfield.

Sign:	
Date:	

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