

December 2017



## SUPPORTING INFORMATION

Full planning application for residential development of 14  
Dependant Living Dwellings including Disabled Living  
Apartments and Disabled Living Bungalow

Land at The Old Ticket Master's Office, Hill Street, Elsecar,  
Barnsley S74 8EL

On behalf of: MONFREDI BUILDERS LIMITED

The proposed new development addresses housing issues within the local community and also encourages people with disabilities to integrate with other members of the community and discourages segregation, which can sometimes lead to other issues such as mental health problems.

We have worked with some of the leading organisations within this specialist area of Barnsley housing and taken on board their vast knowledge and experience and married it together with a vision of what we believe to be a development that would be innovative and beneficial to the community and their families.

The development is very much community led and has been specifically designed to be so. The owner of the site is passionate about his surroundings and his local community. This project is born of his own wish to give something back to the community, something that could be enjoyed for many years to come.

The commitment to the project goes from innovation of the scheme, right through to the commitment of the quality build method. The standard of construction is lead by the BREEAM Home Quality Mark and looks towards giving this prestigious award, which would also be the first in Barnsley (data supplied by BREEAM Dec 2017).

This project would quite simply change people's lives for the better and is welcomed by the local community, whose comments at our Community Consultation Meeting held on 22/11/17 were:

“we would rather have a valuable development like this where families can live together and accommodate two generations comfortably, than a builder's yard.”

“This is the last piece of land to be tidied up. This project is excellent and will make good use of a piece of land that currently is not providing anything for the community.”

We would like to thank Barnsley Metropolitan Council for all of their time in pre-application.

We have taken on board all comments made and look forward to a positive outcome for this sustainable and innovative project that we believe would be of immense value and provide a lasting legacy not only for the local community, but for Elsecar as a whole.

# Supporting Information

*\*Statistics and information taken from the "Housing in Barnsley" document Produced by the Research and Business Intelligence Team:  
Research&BusinessIntelligenceTeam@barnsley.gov.uk*

Barnsley Housing Needs *	What the Elsecar Wellbeing Community Project Will Provide
The quality of housing has a direct impact on health, educational achievement, economic prosperity and community safety - all of which are important to the success and wellbeing of Barnsley's communities.	Creating a safe environment, which enhances mental wellbeing and has a direct impact on the communities' physical health.
The growing and ageing population of Barnsley not only adds pressure on housing supply in the borough, but also presents new challenges in providing suitable housing options to meet different needs, notably those of older people.	The 'Assisted Living Apartments' targets this sector of the local community and provides sustainable homes within a natural setting,
The estimated demand for housing for vulnerable people is an additional 3,070 units and 28 bed spaces by 2030 (Peter Fletcher Associates Ltd, 2015).	This project provides 60 sustainable dwellings – some with nomination rights to Barnsley MBC.
Adult Population: 70 units for people with a learning difficulty, 100 units for people with mental health issues and 150 units for people with a physical disability. Older people: 200 units for people with Dementia, and 500 low cost downsizer units.	All Assisted Living Apartments focus on: living within the community with dementia, living within the community with mental health issues and living within the community with a physical disability.
5451 new homes by 2020	60 sustainable dwellings to assist Barnsley MBC lower this statistic

<p>1400 more people over 64 living alone by 2020</p>	<p>This project provides a good number of 1 bed, sustainable dwellings, which in turn would be made available to the market/rental family homes.</p>
<p><b>People who live in clean, dry, warm, secure and affordable homes are less likely to experience poor health as a consequence of their housing conditions. Also, those living close to areas of green space including parks, woodland and other open spaces tend to experience improved health and a greater sense of wellbeing (Shelter, 2013).</b></p> <p style="text-align: right;"></p>	
<p>74% of residential properties in Barnsley are houses, <b>18% are bungalows and 8% are flats. 7% of homes have one bedroom; 31% have two bedrooms</b> (Arc4, 2014).</p> <p style="text-align: right;"></p>	<p>This project has targeted this particular area of housing and would therefore help Barnsley MBC decrease this poor figure.</p>
<p><b>The health effects of poor housing disproportionately affect vulnerable people: older people living isolated lives, the young, those without a support network and adults with disabilities (Kings Fund, 2015).</b></p> <p style="text-align: right;"></p>	
<p>1,290 people on the waiting list have been assessed as having a medical need but only 935 of these have been able to bid for suitable accommodation in the last two years, which indicates that there is not enough suitable accommodation to meet there needs. (Arc4, 2014, updated by Berneslai Homes in 2016).</p> <p style="text-align: right;"></p>	<p>The Elsecar Wellbeing Community Project addresses this problem and would assist Barnsley MBC in improving the situation and the current statistics.</p>
<p>Research undertaken by Peter Fletcher Associates Ltd on behalf of BMBC in 2015</p> <p style="text-align: right;"></p> <p>Barnsley also has more people aged 65+ receiving residential care and fewer people receiving community based services than its comparator authorities and England averages. This indicates that in both financial and provision terms; the system in Barnsley is still unbalanced and weighted towards institutional care rather than community solutions and prevention.</p>	<p>The Elsecar Wellbeing Community Project focuses on keeping residents in their own home and working with associations such as AGE UK and My Best Life Barnsley to balance care and support, along with social inclusion and wellbeing.</p>
<p>Population and household numbers are projected to grow, so without significant increases in new housing; demand will continue to outstrip supply. Lack of</p>	<p>The Elsecar Wellbeing Community Project specifically focuses on the impact and wellbeing of an individual.</p>

housing options will impact on residents' ability to have the housing they need and impact on their wellbeing, including poorer conditions, higher housing costs, more people in fuel poverty and higher levels of overcrowding.

The numbers of older people are expected to rise significantly and the current housing offer will be unable to cope with the demand for suitable or specialist housing to meet the needs of an additional 1,400 people aged over 64 by 2020 (POPPI data).



This project has been devised by highly experienced professionals, specifically to combat isolation, mental health and loneliness; to mention a few objectives. Creating a safe environment that can be sustained in all aspects from build to services provided.

Monfredi Builders Limited



# Letter of Support from Lord Mawson OBE



## **The Old Ticket Master's Office Development**

### **Background**

The Old Ticket Master's Office development is located in Hill Street, Elsecar, adjacent to Elsecar station.

The site, currently a builder's yard, sits on a hill overlooking a valley, with stunning views of the surrounding countryside.

The site is deemed to be of heritage value. Part of the site has been deemed by Historic England as not currently appropriate for development. However, they have agreed that part of the site at the top of the hill, next to the railway line is potentially suitable for development. There is not currently an up to date Local Plan. Update- Heritage England may be open to wider development of the site in subsequent phases.

The owner of the site Monfredi Builders Limited has commissioned JVN Architecture Ltd to draw up a scheme for 60 units of 55's sheltered living units and extra care living units.

The project is in the pre-application stages of planning, but proposes to submit a full planning application in early October 2017.

Monfredi Builders Limited wish to provide evidence to planners that they have a thought through high quality proposal and have sought to work with Well North Enterprises CIC in order to demonstrate this.

Lord Mawson and Donald Findley visited on 18<sup>th</sup> September and met with the project team and agreed to forward a proposal.

### **Rationale for Well North's support/engagement**

Well North is about change and transformation, supporting entrepreneurial high quality initiatives which will have a positive impact on the health and well-being of local communities. The Barnsley Over 55's and Extra Care Living project is of interest to Well North for the following reasons:

- It is being developed by a local entrepreneur who has been an active member of the local community for many years and wants to "to give something back".
- The project is already embedded in the local community, with links to the local church, school, pub, station, Health Centre and heritage centre.
- There is a commitment to developing, and importantly, sustaining a high quality development both in terms of the design and build, but also in terms of the quality of care, and the maintenance of the premises and grounds.
- There is a commitment to a long term project, not simply; designs, build, sell, and move to the next one.

- The broader long term plans of locating family housing in close proximity to supported accommodation is an interesting innovation that Well North would be keen to support.
- The development has the potential to be a test bed to assess the impact of this approach. If the project succeeds in developing a whole range of initiatives engaging with the local community, and takes an “asset based” approach, seeing residents as having many years of experience and skills, that could benefit the local community, not just people with care and support needs. Does this, taken together with a high quality physical environment and high quality support and care, have a measurable impact on the health and life expectancy of residents and does it also have a measurable effect on the level of health services to support residents, both primary and secondary and the levels of social care and supported living needed.
- Well North is also in conversation with several initiatives developing technology based support for older people. Is there scope for a pilot project?
- Well North would look to link the initiative with relevant projects exploring similar issues across Well North.

### **Well North Enterprises**

Tel: 0161 275 1612 / 07957 266471

[www.wellnorth.co.uk](http://www.wellnorth.co.uk)

|The University of Manchester| Room 2.522|

Stopford Building|Oxford Road|Manchester|M13 9PT

**Monfredi Builders Limited**



**PLANNING PARTNERS**

Thinking outside the box

Revd Alison Earl  
Vicar of Holy Trinity Church Elsecar  
The Vicarage  
Wath Road  
Elsecar  
Barnsley  
S74 8HJ

Thursday 5<sup>th</sup> October 2017

Dear Sharren,

**Ref: The Old Ticket Master's Office- Elsecar Community Wellbeing Project**

At our church PCC meeting last night the PCC voted overwhelmingly to support this project and will gladly host an informal information gathering evening regards this on the 21<sup>st</sup> November.

The general consensus was that this is just what Elsecar needs and believes that the community need to be informed regards this amazing project as it appears that 'Chinese Whispers'- for want of a better word – are having a negative effect. Many of my congregation themselves, or if not themselves know of others, who would benefit greatly from this project.

As a church we have supported Mario Monfredi right from the start regarding the Old Ticket Master's Office. He is passionate about giving back to the community and has helped not only us- and continues to do so- but also Elsecar Heritage railway, and the local C of E Primary School. The fact that he is being put down at every turn regarding this beggars belief to be honest.

'Wellbeing' is key to our community's future and surely the people of Elsecar have a right to have access to what would be a marvellous facility if planning permission was granted.

Yours sincerely

Revd Alison Earl