

STATEMENT OF COMMUNITY INVOLVEMENT

PROPOSED RESIDENTIAL DEVELOPMENT AT LAND OFF WORCESTER CLOSE, WORCESTER CLOSE, ISTEAD RISE

For:

GRAVESHAM BOROUGH COUNCIL

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Issue Date:
JANUARY 2023

File Reference: 700564

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DOCUMENT VERIFICATION

STATEMENT OF COMMUNITY

INVOLVEMENT REPORT

ON: LAND OFF WORCESTER CLOSE,

WORCESTER CLOSE, ISTEAD RISE

FOR: GRAVESHAM BOROUGH COUNCIL

FRANKHAM PROJECT NO.: 700564

Signature:

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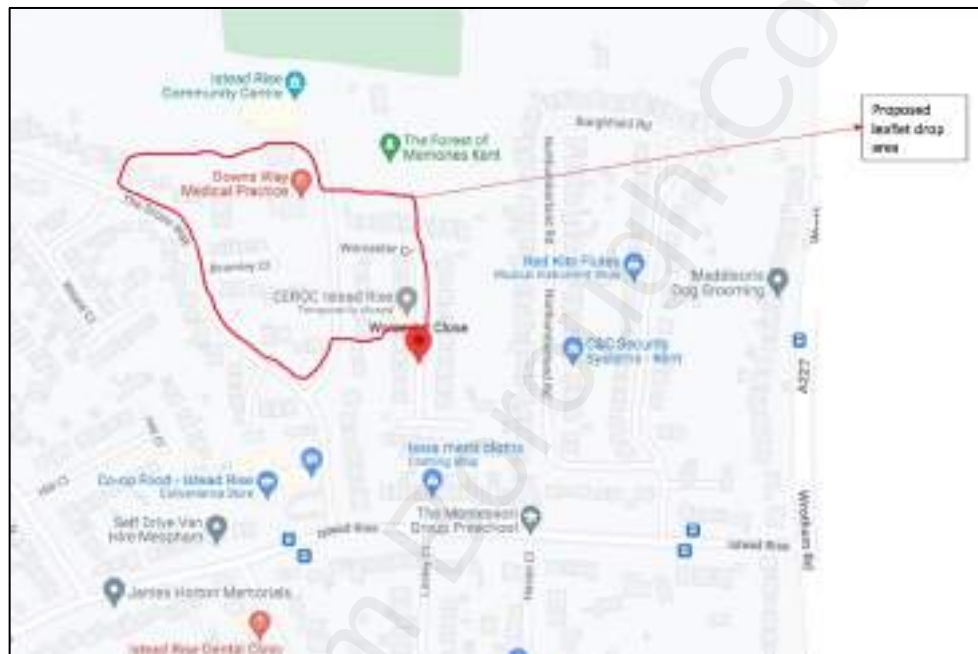
Appendix 2 – Public Exhibition Display Boards

1.0 INTRODUCTION

- 1.1 This planning Statement of Community Involvement has been prepared on behalf of Frankham Projects in support of a planning application by Gravesham Borough Council as Applicant for the *"Construction of 8 new affordable rent residential units (Use Class C3) with associated vehicular and pedestrian access, car parking, cycle parking, refuse storage and landscaping"* on land off Worcester Close, Worcester Close, Istead Rise.
- 1.2 The purpose of this Statement of Community Involvement is to outline the community engagement undertaken by Gravesham Borough Council as Applicant, and how the application submitted responds to the feedback received. It should be read alongside the Design and Access Statement prepared by BTPW and the Planning Statement prepared by Frankham.
- 1.3 The public engagement and consultation for the application was coordinated by Gravesham Borough Council and comprised a public exhibition. Concurrently, pre-application discussions were held with planning officers from the Council.
- 1.4 The consultation activities have adopted the approach set out in the Council's Statement of Community Involvement adopted in October 2019.

2.0 **PUBLIC ENGAGEMENT**

- 2.1 A public exhibition was proposed. This was deemed the most suitable and accessible way of reaching out to as many local residents as possible. It was also an opportunity to generate an understanding of the key issues in the local area which the proposals may provide an opportunity to help address.
- 2.2 Leaflets (Appendix 1) advertising the exhibition were delivered to all properties within the area identified below.



- 2.3 The consultation event was advertised on the Council's website (<https://www.gravesham.gov.uk/say/plans-new-homes-worcester-close>) and displayed at the Istead Rise Community Centre.
- 2.4 The public exhibition took place on 26th November 2022 between 15:30 and 18:00, where members of the public were able to view exhibitions boards (Appendix 2) showing the proposed development, landscaping proposals and indicative layouts of the proposed flats.
- 2.5 The event was very well attended with approximately 500 persons in attendance overall. Members of the project team were on hand to answer questions.
- 2.6 A survey was created to help capture the views of residents on the development proposals. A hard copy of the survey was available for residents to complete at the events, and online on the Council's website, for those wanting to complete the survey in their own time or for those who were not able to attend the events. The survey went live at the start of the first event and remained open for two weeks. On the Council's website, residents could also view the proposed plan for the site together with brief descriptions of the proposals.

3.0 **FEEDBACK RECEIVED**

- 3.1 This can be split into two parts. Firstly, consisting of the feedback captured by the project team when engaging in conversation with members of the public at the exhibition. Secondly, feedback captured via the questionnaire. A total of 47 survey responses were received.
- 3.2 The following table summarises the comments received and how these have been addressed through the scheme.

Comment/Feedback	Response
Concern about noise and traffic	There will be a negligible increase in traffic movements as a result of the proposals. External noise levels are not considered to be excessive at the site. Various measures will be incorporated into the design to ensure that all of the new units and external amenity areas will achieve the required noise standards. A Construction Management Plan will be in place during construction to minimise noise impacts to surrounding residents.
Object to loss of green open space	The existing site comprises grassland, scrub and scattered trees. The land is not considered to provide good quality open space by either GBC's Parks and Open Space, or by independent arboricultural and ecology consultants. A Biodiversity Statement is being prepared to ensure that a net gain can be achieved through sympathetic native planting with on and off site tree planting. The proposals will provide much needed affordable homes within a landscaped setting with 4 new trees being planted. All trees being removed will be replaced on at least a 2:1 basis with 4 new trees proposed on the site, and the remainder in local woodland and recreational ground (c. 30,500 sqm), approximately 48 metres from the site. The public bridleway will be reinstated to its original path with replacement vegetation and landscaping to soften the new development into the environment.

	The Istead Rise open space also has a small wooded area (c. 15,000 sqm) with a natural walk.
Disturbance to wildlife	A Preliminary Ecological Assessment has been undertaken by a qualified ecologist. This confirms that the proposals will not have any adverse impacts on ecology. New bird, bat and other wildlife friendly measures will be incorporated into the proposals.
Object to putting social housing on a private estate.	The proposals will provide 8 affordable rent units to meet an identified local housing need. It is well established that private and affordable homes create socially inclusive and mixed communities with benefits for all.
Bridle path will not be able to be used.	The bridleway will be reinstated and will be available for all to use.
Ugly appearance	The proposed design has been carefully considered and draws upon local architectural features, such as the use of gable ends and pitched roofs.
New housing will overlook doctor's surgery	It is not considered that there will be any adverse overlooking to the doctor's surgery.
Limited access to public transport	The site is in a sustainable location and is well connected to modes of transport other than the private car. The nearest bus stops are 220 metres to the south of the site with frequent services to Sevenoaks, Bluewater and Gravesend. Meopham railway station is located approximately 2.8 kilometres to the south of the site with services to London Victoria, Ramsgate and Dover. There is also an existing cycle trail which connects Istead Rise to Gravesend along the A227.
Loss of trees	The proposals will result in the loss of 11 existing Category B & C trees within the site boundary. 4 new replacement trees will be planted on the application site, and a further 24 new trees will be planted in nearby woodland, approximately 46 metres away from the site.
Historically the Council have alleged that this area would never be built on.	The site is in a sustainable location and is considered suitable for new affordable homes.

Existing trees and green space good for physical and mental health and wellbeing	New trees will be planted in the open space located approximately 46 m away. The Istead Rise open space offers an area of approximately 30,500 sqm of open space including a junior and toddler play area that was fully replaced this year, four football pitches that cater for under 7's up to adult and a MUGA that will be developed in 2023.
Increased traffic and pollution	There will be a negligible increase in traffic movements as a result of the proposals, and as such there will be a negligible increase in pollution.
Overloading of utilities	The relevant checks have been carried out with the relevant utility companies to ensure that there is sufficient capacity for 8 new units.
Concern about construction logistics with lots of heavy vehicles – risk to lots of elderly people who walk to doctor's surgery	A Construction Management Plan will be in place during the construction and there will be regular engagement with the local community to respond to any concerns.
Concern about construction workers parking on surrounding residential streets	A Construction Management Plan will be in place. This will be able to identify specific locations where construction workers are able to park in order to avoid any impact on the surrounding residential streets.
Properties should be made available to people with a local connection to Istead Rise	The Council's intention is that the new homes are for local people. Once the new homes are completed, they will be advertised on Kent Home Choice or the equivalent Choice Based Lettings system for households on the Housing Register who have a defined local connection to Istead Rise. Whilst the exact details of 'local connection' is not yet defined, it is likely to be via a current or previous residency in the settlement for the past 5 years, or a through direct close family living in the settlement, (parents, children over 18, brothers or sisters), or through employment or providing an essential service in the settlement. Should there not be enough applicants with a local connection for the new homes then the homes will be 'cascaded' to households with a local connection to the wider Meopham Parish area who are registered for housing with GBC.

Insufficient car parking. Suggested that the public car park opposite the nearby playground could be formalised with a tarmac surface to provide additional parking.	The proposed car parking is in line with the relevant GBC and KCC standards.
Local facilities and services are already over-stretched.	It is not considered that 8 new homes will result in any adverse impacts on local services. Indeed, new homes and their occupiers will likely support the local shops and services, helping to sustain these facilities in the long term.
Wrong location for a development.	The site is in a sustainable location as demonstrated by access to public transport, local shops and services, a community centre and open space.
Not a safe access.	The access arrangements have been reviewed by an independent transport consultant, who has advised that the proposed access arrangements are safe with adequate visibility splays and there is no risk to highways safety.
Loss of apple tree	3 apple trees will be lost as a result of the proposals. This will be replaced on a 2:1 basis.
No need for new properties	A need for new affordable homes has been identified.
Will lead to more road accidents and injuries	It is not considered that the proposals will result in an increase in road accidents and injuries.
Concern about the proximity of the refuse stores to existing properties on Bramley Close	The refuse store is located 3.8 metres from the flank wall of homes on Bramley Close. The refuse store will be covered and therefore, it is not considered that there will be any adverse impact to the adjacent residential properties.

4.0 SUMMARY

- 4.1 A proper public consultation exercise has been undertaken to inform the proposals. The public exhibition gave local residents the opportunity to discuss their concerns with members of the design team.
- 4.2 The comments received have been taken into account and where possible changes have been made to the design.

Gravesham Borough Council

Appendix 1 – Public consultation leaflets

Gravesham Borough Council



PUBLIC CONSULTATION EVENT



View from New Access Road



Scan this QR code with your smart phone or tablet to find out more.

Saturday 26 November

3.30 – 6 pm

**The Istead Rise Community Centre,
Worcester Close, Istead rise, DA13 9LB**

Please come along to see our plans for 8 affordable rented homes for local people on land at Worcester Close.

The homes will be owned and managed by Gravesham Borough Council and will be reserved for local people who are in housing need.

The proposals include 10 new parking spaces within the development boundary together with cycle and bin stores.

The external areas will be landscaped and planted with low maintenance native shrubs and small trees. There will be further off-site tree planting in the local area to achieve bio- diversity net gain.

Appendix 2 – Public Exhibition Display Boards

Gravesham Borough Council

WORCESTER CLOSE

GRAVESEND, KENT



‘Gravesham Borough Council – Delivering a Gravesham to be proud of’

WELCOME

Welcome to Gravesham Borough Council’s public exhibition presenting proposals for Worcester Close.

We are keen to share our plans with the local community before a planning application is submitted.



The site



Benefits



Energy efficient homes



Wildflower planting to maximise biodiversity



Improved landscaping



8 new homes for local people



100% affordable homes



Usable open space

The team



<https://www.gravesham.gov.uk/events/event/49/worcester-close-public-consultation>

WORCESTER CLOSE

GRAVESEND, KENT



EMERGING PROPOSAL



A single residential building is proposed on the site. The L-Shaped building will provide 8 new homes and is sited to the north and north east corner of the site to follow the urban pattern at Bramley Close and provide frontage to Worcester Close.

The proposal includes:

- Mixture of one and two bedroom homes which will be prioritised for local people
- New access road to the south of the site from Worcester Close
- 10 car parking spaces including 2no visitors spaces
- New high quality landscaping with native shrubs and small trees.

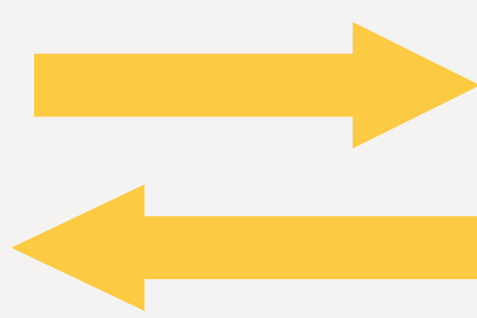
The scheme will deliver:



8 new energy efficient homes



100% of the homes will be for social or affordable rent



100% of homes will be at least dual aspect



Secure cycle parking



10 parking spaces



Electric vehicle charging

Timeline



The team

Gravesham
Borough Council



FRANKHAM
GROUP



<https://www.gravesham.gov.uk/events/event/49/worcester-close-public-consultation>

WORCESTER CLOSE

GRAVESEND, KENT



NEW HOMES



Eastern Wing

The east elevation of the building draws reference from the adjacent homes on Worcester Close with brown brick as the predominant material with details in red brick.



Western Wing

The western elevation of the building draws reference from the adjacent homes on Bramley Close with steep front gable pitch and tiling details on the upper level.



Existing House on Worcester Close



Existing House on The Drove Way

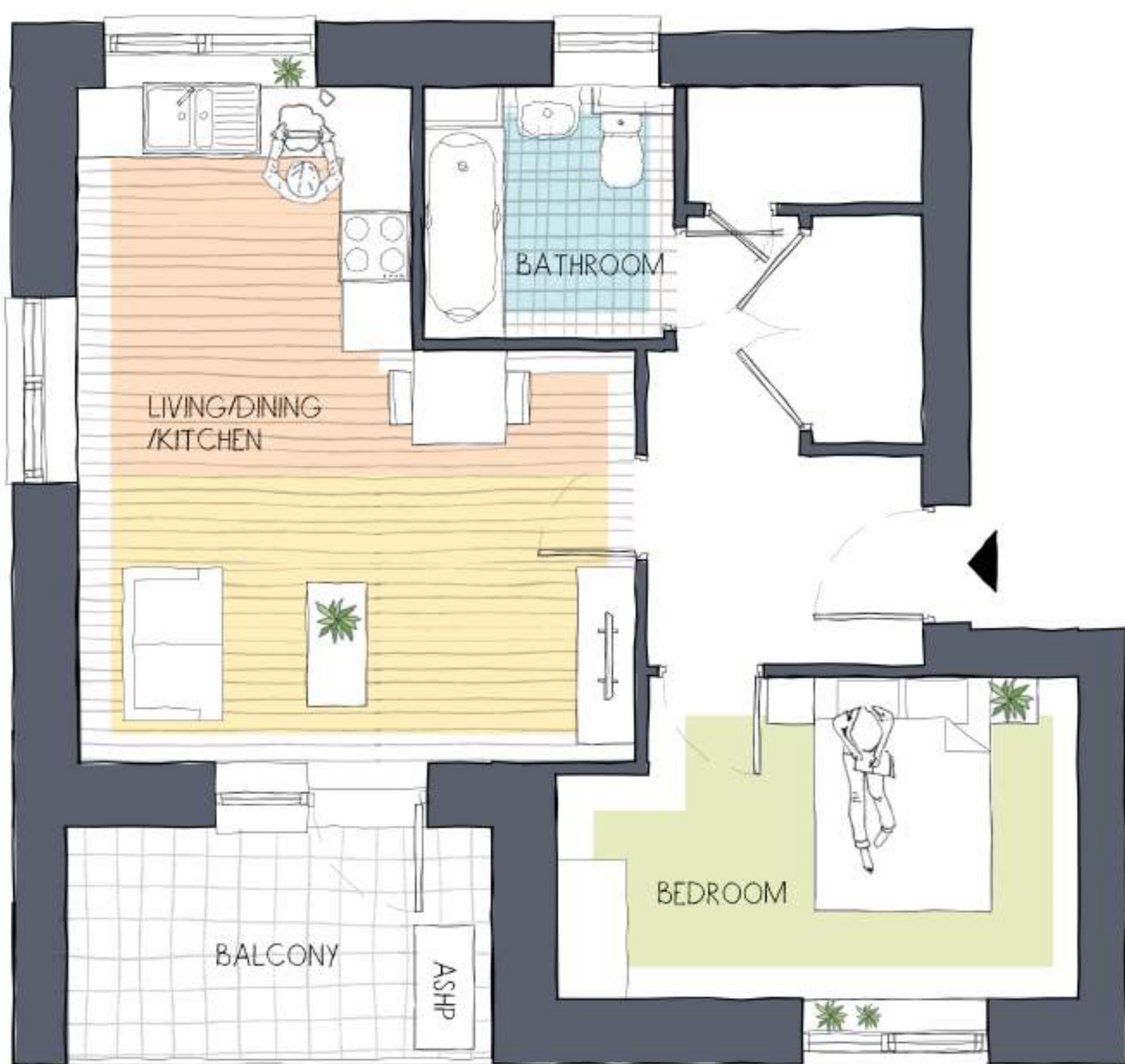


Existing House on Bramley Close



Existing House on Bramley Close

Typical Internal Layouts



1B2P First Floor Flat



2B3P First Floor Flat



2B4P Ground Floor Flat

All homes will be designed to meet the Nationally Described Space Standards (NDSS) and Gravesham Borough Council's Residential Layout Guidelines SPG. All homes are either dual or triple aspect with kitchen living dining area and balconies on first floor located at corners of the building to maximise daylight sunlight and views out.

The team



<https://www.gravesham.gov.uk/events/event/49/worcester-close-public-consultation>

WORCESTER CLOSE

GRAVESEND, KENT



LANDSCAPE PROPOSAL



The external areas will be landscaped and planted with low maintenance native shrubs and small trees. Eco friendly grass alternative is proposed (such as clover, etc) to retain the natural feel of the site.

- Key**
- 1 Residential car parking
 - 2 Visitor car parking
 - 3 Cycle storage
 - 4 Communal landscape amenity
 - 5 Private amenity
 - 6 Refuse storage
 - 7 Re-instatement of existing pedestrian access path



Hedges around perimeter of development



Low level brick wall and planting to front gardens



Clear delineation of footpath and pedestrian access points



Wildlife friendly planting

The team



<https://www.gravesham.gov.uk/events/event/49/worcester-close-public-consultation>