



# Sherwood

nature | sustainability | people



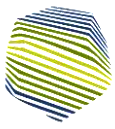
## Statement of Community Involvement

The Drove, Osbournby, Lincolnshir

Ref | C 0 10 9 2 2

Version | V10 FINAL

Date | February 2023



Report Title	Statement of Community Involvement		
Site	The Drove, Osbournby, Lincolnshire		
Author	Kate Hiseman, MSc MCIEEM MIEMA		
Checked by	Mike Hiseman BSc		
Report Number and Status	C010922	FINAL V.10	
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February 2023	Y6 Architects	Peter Mills	1

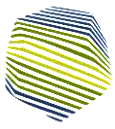
Sherwood Ecology & Sustainability Ltd (Sherwood) have been commissioned to undertake a community consultation on behalf of Y6 Architects and Morgan Homes.

This document has been developed using information that was made available at the time of publication. Therefore:

- The findings of this report represent professional opinions from experienced ecological, environmental and sustainability consultants, members of the public, stakeholders, local and national authorities, and professional bodies and therefore does not claim responsibility for the accuracy of any third-party information provided.
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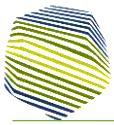
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## 1. Introduction

### 1.1 The Brief

Sherwood was commissioned by Y6 Architects to undertake a community consultation for a proposal to create 20 new homes on land at The Drove, Osbournby, Lincolnshire. The proposal includes 5 affordable semi detached and terraced houses, 8 detached houses with garages, and 3 detached bungalows (**See Appendix 1**).

### 1.2 Purpose

The purpose of consultation is to engage in early-stage community involvement to allow issues to be identified, solutions to be found, and information to be shared to inform the development proposal, prior to a planning application being submitted to the local authority.

## 2. Methodology

### 2.1 Community Consultation

Community consultation was undertaken using best practice taken methods from the Neighbourhood Planning Guidance Note 12: Best Practice Community Engagement Techniques, and in response to the requirements of the Central Lincolnshire Statement of Community Involvement (CLJPC, 2014).

The consultation involved the following steps:

Consultation with Parish Council (October and November 2022) via email exchange

Consultation with the community via dedicated website information page and email address, leaflet distribution to residents, and online and paper-based consultation questionnaires.

### 2.2 Parish Council Consultation

Consultations were co-ordinated by the Parish Clerk, Libby King, who collated comments from local councillors, and these were responded to directly from the architect (Y6 Architects) (see **Appendix 2** for email exchange).

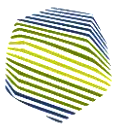
The council considered the plans submitted to be good, and had general clarification comments regarding:

The amount of social affordable homes . *Four in total*

The number of houses to be built . *A prior planning permission was for 16 houses, the new proposal was for 20 houses, this was subsequently reduced to 19.*

The potential safety relating to the retention of an ash tree at the rear of numbers 3 and 5 Pinfold Close. *The commissioning of an Arboricultural Report resulted in revising the layout and moving Plot 14 out of the roof protection zone, and Plots 8 and 9 were changed to a single dwelling. These measures result in moving the risk of damaging tree roots.*

Clarification over play area. *The play area is out with of the boundaries of the development proposal site and the planning proposal will provide s106 contributions towards its creation.*



Houses being allocated 2 parking spaces and little space for visitor parking. *The majority of houses have garages, so therefore most homes will have 3 parking spaces. The application has provided parking spaces in accordance with the minimum requirements for planning whereby plots with 4 or more bedrooms require 3 spaces, and with 3 or less bedrooms, 2 spaces are required.*

The results of the consultation with the Parish Council were positive in that they informed changes to the layout of the proposal, and resulted in updating of the Arboricultural Report, the Ecological Report, and the Site Plan to reflect the changes made.

## 2.3 Community Consultation

### Consultation materials

Preparation for the community consultation was undertaken in December 2022 and consisted of

creation of a dedicated email address to collect responses:

[osbournbyconsultation@gmail.com](mailto:osbournbyconsultation@gmail.com)

creation of a dedicated web page with links to all plans, drawings and technical documents: [www.sherwoodes.co.uk/services/consultations](http://www.sherwoodes.co.uk/services/consultations) (see **Appendix 3**)

creation of an online questionnaire for use by local residents (see **Appendix 4**)

provision of paper copies of the questionnaire left with the Parish Council with postal responses to be sent to the Sherwood office.

printing of information leaflets to residents within the parish (see **Appendix 5**)

### Distribution

Distribution of leaflets was carried out in January 2023 to all accessible properties within the village (as depicted within the North Kesteven Adopted Local Plan Inset Map No 43, Osbournby(see **Appendix 6**))

In any consultation process, there is the risk that some properties are missed from the leaflet drop either through not being accessible, or as a result of error in interpretation of location. In order to ensure that residents could respond to the consultations, leaflets were left with the Parish Clerk, along with paper versions of the questionnaire. Respondents were able to post their replies directly to Sherwood at the following address:

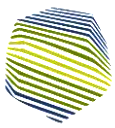
Sherwood Ecology & Sustainability Ltd, The King Centre, Main Road, Oakham. LE15 7WD

### GDPR and Privacy

Compliance with GDPR and privacy is of the utmost importance within community consultation processes. Questionnaires were printed a Consultation Privacy Notice statement.

**Consultation Privacy Notice:** Information provided by you will be used solely by Sherwood Ecology & Sustainability Ltd for the purposes of this consultation. Your responses will be collated into a Community Consultation Report that will show how your views have been considered for this planning proposal only. Our collection, use, and disclosure of your personal information is regulated under the United Kingdom General Data Protection Regulation and the Data Protection Act 2018 to keep your information secure and confidential. We are responsible as 'controller' of that personal information for the purposes of those laws. No personal information which can identify you, such as your name or email address, will be used in producing a final consultation report.

*Figure 1 Statement on the questionnaire*



### 3. Results

#### 3.1 Responder locations

Consultees were asked their name, address, and postcode. There were six responses to the consultation; five from the local community and one as a test prior to the consultation. All five responses were from Osbournby.

#### 3.2 Basis of response

In order to determine the basis for a response, the question of whether consultees were a 'resident, a member of a group or if they work for a business in Osbournby'. This information is useful in informing a planning application as it can identify whether any issues would affect people's day to day lives, their business, or affect the running of any local group. All five responses were from local residents (the 'business' answer relates to the test and therefore has been dismissed).

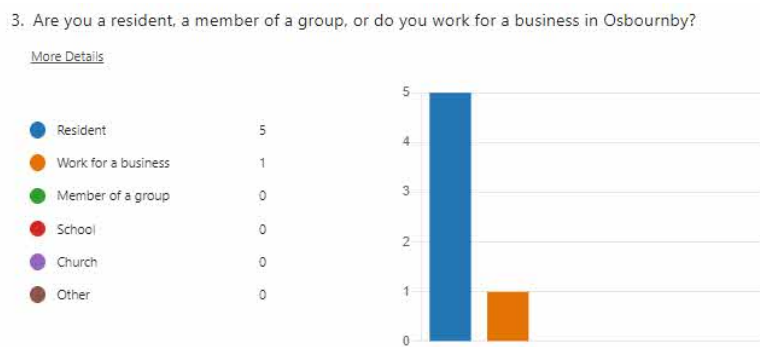


Figure 2 Responses from local people on the basis of their response (ignoring the orange part of the chart which was the test response)

#### 3.3 Information sharing

The UK planning system relies upon developments recognising and responding to 'material considerations', such as how the proposal would affect wildlife, flooding, transport, etc. However, by asking local people the question 'is there anything important that needs to be considered as part of the application, that hasn't been taken account of' this ensures that any planning proposals are designed and built in a manner that takes into account local knowledge about a site and its environs.

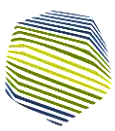
The responses from the consultation identified that there were concerns about local sewage and waste systems; parking and street lighting; transport links and cycling; amenities and local facilities; safety, disturbance, and noise; and that there was interest in alternative uses for the site.

##### Sewage and waste

Residents have concerns about the existing sewerage system and the adequacy of wastewater removal. The Pinfold Close development has taken the system to beyond its capacity to remove waste, which has impacted on properties further along The Drove where wastewater has not adequately flowed into the main sewer.

##### Parking and street lighting

People have noted that The Drove is a busy rural road where cars tend to speed, and where it is a main route for large farm machinery. Additionally, existing houses at the end of The Drove do not



have enough parking to meet their needs and results in parking on verges. There are concerns that any cars visiting the new houses facing the road will further reduce the width of the carriageway, thus resulting in impacts in traffic flow and risk of accident.

Lack of street lighting was identified as an issue as there is currently not enough lighting raising concerns over the safety of both existing and new residents.

### Building work impact

Interest was expressed relating to the amount of noise, disturbance, and heavy traffic that would be generated as a result of buildings works that would cause disturbance to people working from home.

### Visual impact

The proposal site sits on a plot of land between existing houses. Residents have expressed concerns with the visual impact of new properties overlooking their homes and private gardens.

### Transport links and cycling

Residents pointed out that the village is poorly served by public transport, with the only regular provision being the local school bus service. The Call Connect service offers a limited minibus service and is only available by pre-booking, and on a first come, first serve basis.

Cycling was evaluated during the consultation, with responders stating that cycling is not a viable option as there are no nearby amenities/ facilities that can be cycled to easily, and that cycling on the A15 is particularly dangerous.

### Amenities

The village has undergone significant change over the recent years, with many amenities that were referred to in the Design and Access Statement (prepared for this planning application) as being no longer in place. In particular, there is no convenience shop nor children's nursery in the village. The closure of the nursery particularly has been felt by local residents as there is an agreed lack of childcare provision both in Osbournby and the other local villages. There has been hope that the local pub would re-open in spring 2023, and that this may contain a farm shop, however this is not confirmed.

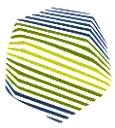
It is clear from responders that this loss of facilities has impacted the village considerably, with doubts that the proposed size of the development would provide sufficient financial stimulus to improve services and amenities that are accessible for local people. However, there is interest in investment being directed into a play area that would provide amenities for local children.

### Alternative land use proposals

The proposal land has been redundant for some years since it was sold. Residents have stated that in 2019 there was a desire by people in the village to use the proposal site for allotments, and in 2021 there were over 19 offers to take a plot. Additionally, there was interest in creating a community green space where people could meet and socialise.

## 3.4 Improvements to the proposal

Responses to this reiterated the above in terms of sewerage, parking, and amenities, play area, and allotments. Reference was also made to the design of the proposal as being not in keeping with the local neighbourhood, which is characterised by 2-3 bedroom semi-detached homes in



this part of the village. However, it was also recognised that this small development would provide affordable housing that was lacking in the village.

### 3.5 Local approval/ disapproval

Out of the five respondents three people stated they would not be in approval of the development, one person approved, and another responded as 'maybe'.

The reasons stated by those not approving the proposal related to the reasons mentioned earlier in this report, and that there will be a loss of local wildlife and feelings of peace within this part of the village.

## 4. Conclusions and Recommendations

The community consultation resulted in a small response from local people, however their knowledge of local issues has provided important information that will be taken into account by the developer and their team.

The findings will influence and guide proposals , with the main material considerations being:

- Vehicle parking affecting traffic along The Drove;

- Wastewater systems to be designed appropriately so as not to overload the existing system;

- Implementation of methods to reduce noise, disturbance and traffic during the build phase of the development;

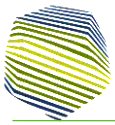
- Provision of financial support to create amenities for local people to enjoy, particularly nature friendly play area and/or allotment space, or to provide stimulus for bus or shop facilities;

- Orientation of new homes to address potential overlooking issues.

We thank the Parish Council for their review of the proposals and responses to the initial design proposals. Similarly, we also thank local people for taking the time to review the initial documents and plans that have been created thus far and for their responses to the questionnaire.

All responses will be taken forward for consideration by the development planning proposal team and updates will be provided to the Parish Council.





## 5. Appendices

Appendix 1– Proposal Site

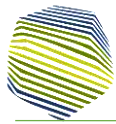
Appendix 2 – Parish Council Consultation Response November 2022

Appendix 3 – Website Consultation Page

Appendix 4 – Online Questionnaire

Appendix 5 – Printed Leaflet

Appendix 6 - Osbournby Parish Map



## Appendix 1– Proposal Site

regeneration | master planning | sustainability | ecology | landscape | stewardship | natural capital | net gain | nature based solutions |

**PLANNING DRAWINGS**

Do NOT scale from this drawing. Use dimensions illustrated only. All dimensions and levels are in millimeters. All dimensions and levels shall be verified onsite before proceeding with works.

**Tree Protection:**  
Protected trees that be protected during the construction works, those with a 100mm high fence which will be placed around the tree to be protected. All fences to be placed 1000mm beyond the canopy of the protected tree.

Fences to be installed throughout the construction works and be retained until such works have been completed, which is practical, to prevent on vehicles striking the tree plots.

Signs to be hung in each section to fence tree protection fencing with wording similar to the effect of "Tree Protection Zone, Do not enter, Do not remove trees". (Example below)

Working to be done on the tree protection to take place on site to avoid any accidental damage.

**TREE PROTECTION ZONE**  
**KEEP OUT!**

**RESTRICTED AREA:**

- NO MOTOR VEHICLES OR MACHINERY TO BE ADDED
- NO MATERIALS TO BE STORED WITHIN THE TREE PROTECTION ZONE
- NO CONSTRUCTION WORKS TO BE PERFORMED WITHIN THE TREE PROTECTION ZONE
- NO MATERIALS TO BE STORED WITHIN THE TREE PROTECTION ZONE
- NO MATERIALS TO BE STORED WITHIN THE TREE PROTECTION ZONE

Date	Description	By	Check

KDC Properties Ltd, The Elms, Doncaster Road, Rotherham, South Yorkshire, England, S65 1DZ

22 Low Road, Woulaby, North Lincs, DN20 8JX  
 Mobile: 01544 221303  
 Email: pene@y6architectural.co.uk

Drawing Status: **PLANNING**

Project: Morgan Lovell Homes Ltd, Proposed Residential Development off The Drive, Osbournby, Scunthorpe

Title: Proposed Site Plan

Drawn	Checked	Date	Plot No.	Sheet No.
PMH	PMH	09/06/2022	A1	A1

Project No. 019-005    Drawing No. 002    Date 09

**Proposal site**

Produced by Y6 Architecture.  
 Plan ref: 019-005-002  
 Date: 09/06/2022

Chartered Institute of Ecology and Environmental Management

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INSTITUTE OF ENVIRONMENTAL MANAGEMENT & ASSOCIATES

Sherwood

Ref	C 0109 2022
Version	V1.0 FINAL NOT TO SCALE
Title	Proposal location



## Appendix 2 – Parish Council Consultation Response

The following is the email exchange between the Parish Council and Y6 Architects (responses in red and green)

From: Libby King [redacted]  
Sent: Tuesday, November 22, 2022 3:19:16 PM  
To: Kate Hiseman [redacted]  
Cc: Cllr Russell Jackson [redacted]  
Subject: Re: Land on The Drove, Osbournby

Good Afternoon Kate

I have now collated the comments received from councillors. On the whole the councillors thought that the plans looked good but had the following comments:

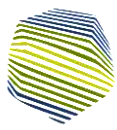
1. The original plan was for 16 houses, including bungalows and social housing. The new scheme has no bungalows and has increased to 20 properties. Are there going to be any social housing homes? **Yes 4**No social properties Plots 4-7, we have also reduce the site to 19 plots.
2. The ash tree at the rear of 3 & 5 Pinfold Close will be remaining (according to the plan). This tree is old and we would like to know if the tree has been inspected as to its safety. Once excavation starts for the foundations of the new properties this could impact on the safety of the tree. **Tree Report carried out, attached. Advise from this has seen a revised layout moving Plot 14 out of the roof protection zone. Plot 8 and 9 has now also been changed into a single dwelling, again to remove the risk of damaging tree roots.**
3. The play area is to the side of the properties and is only 9m x 9m, not very large. Also is the play area on the land adjacent to the proposed development and if so who owns this land? **Katie, are you able to answer this one please, I thought this area of land was outside the development boundary and some of the S106 fees paid was to cover the construction of said Play Area As far as I am aware we are not building the play area, the S106 contributes towards it. I do not know who owns the land.**
4. As an observation, the majority of the properties are allocated 2 parking spaces but there is very little space for visitor parking and the road outside on The Drove is quite narrow for parking cars. **Garages are classed as parking spots under the regulations, so the majority of plots do have 3 spaces, under the Planning (and I will double check) dwellings with 4 or more bedrooms require 3 spaces, and 3 or less bedrooms then 2 spaces are to be provided. So all plots actually have minimum requirements, but as mentioned I will double check this and Plots 12 and 13 may gain some additional parking square meterage.**

Our next Parish Council meeting is on 11th January 2023. We look forward to hearing from you.

Regards

Libby King  
Clerk to Osbournby Parish Council

On Wednesday, 9 November 2022 at 08:57:12 GMT, Kate Hiseman [redacted] wrote:



## Appendix 3 – Website Consultation Page

The website page was active from January to February 2023 [www.sherwoodes.co.uk/services/consultations](http://www.sherwoodes.co.uk/services/consultations) and contained links to the online questionnaire, site plans and accompanying reports.



**Sherwood Ecology & Sustainability Ltd**

### January 2023: Consultation for Land off The Drove, Osbournby, Lincolnshire

This consultation is for residents, groups, and businesses within the parish of Osbournby, Lincolnshire.

Local people can comment on a new planning proposal relating to an updated layout and design of a small housing development consisting of 5 affordable semi detached and terraced houses, 3 detached bungalows, and 8 detached houses with garages

*This planning proposal and application replaces the previous approval (Planning Reference 15/1224/FUL), which can be viewed on the North Kesteven District Council website*

Please see below for details of the proposal with links to relevant documents and layouts.

[Click to access the Consultation Questionnaire](#)

#### Proposal Design and Layout



#### Site layout:

##### New proposed layout

##### House design drawings:

House Type 1 Mid Terrace

House Type 1 End Terrace

House Type 2 Detached

House Type 3 L Shape Detached

House Type 4 Detached with Garage

House Type 5 Semi Detached

House Type 6 Detached with Garage

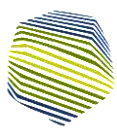
Garages

##### Accompanying Reports:

Design & Access Statement

Preliminary Ecological Report

Arboricultural Report



## Appendix 4 – Online questionnaire

regeneration | master planning | sustainability | ecology | landscape | stewardship | natural capital | net gain | nature based solutions

### Consultation for new housing proposal for land off The Drove, Osbournby

This consultation is for residents, groups, and businesses within the parish of Osbournby to comment on the new proposal to create a small development consisting of 5 affordable semi detached and terraced houses, 8 detached houses with garages, and 3 detached bungalows. You can refer to the documents and plans available for view at: <https://sherwoodes.co.uk/consultations/>, or you can obtain a paper copy from the Osbournby Parish Clerk.

Note: This planning application replaces the previous approval (Planning Reference 15/1224/FUL) which can be viewed on the North Kesteven District Council website (online applications).

**How to comment:** You can comment on the proposal using one of the following methods:

- **Online:** by answering questions in this form and clicking 'submit'.
- **By email:** by completing and emailing a Word version of this form (email [osbournbyconsultation@gmail.com](mailto:osbournbyconsultation@gmail.com) for a copy, and you can send your completed form back to this email address)
- **By post:** Sherwood Ecology & Sustainability Ltd, The King Centre, Oakham, Rutland. LE15 7WD

The consultation period will end on **31st January 2023**. Details will be collated and used to inform the final design of the proposal. A copy of the Community Consultation Report will be made available to Osbournby Parish Council, North Kesteven District Council, and will be available to download from [www.sherwoodes.co.uk/consultations](http://www.sherwoodes.co.uk/consultations).

**Consultation Privacy Notice:** Information provided by you will be used solely by Sherwood Ecology & Sustainability Ltd for the purposes of this consultation. Your responses will be collated into a Community Consultation Report that will show how your views have been considered for this planning proposal only. Our collection, use, and disclosure of your personal information is regulated under the United Kingdom General Data Protection Regulation and the Data Protect Act 2018 to keep your information secure and confidential. We are responsible as 'controller' of that personal information for the purposes of those laws. No personal information which can identify you, such as your name or email address, will be used in producing a final consultation report.

4  
 Is there anything important that needs to be considered as part of the application that hasn't been taken account of?

Refer to the documents and plans available for view at: <https://sherwoodes.co.uk/consultations/>, or you can obtain a paper copy from the Parish Clerk.

Enter your answer

5  
 Please add any general comments that will help inform the design or layout of the proposal

Enter your answer

6  
 Do you approve of the new proposal \*

Yes  
 No  
 Maybe

7  
 If your answer is 'No' or 'Maybe', please explain below

Enter your answer

1  
 Your name \*

Enter your answer

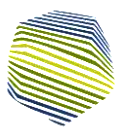
2  
 Your address and postcode \*

Enter your answer

3  
 Are you a resident, a member of a group, or do you work for a business in Osbournby? \*

Resident  
 Work for a business  
 Member of a group  
 School  
 Church  
 Other

4 mins



## Appendix 5 – Printed Leaflet

regeneration | master planning | sustainability | ecology | landscape | stewardship | natural capital | net gain | nature based solutions

**Y6 ARCHITECTURAL**  
Architecture and Design Management

**MORGAN LOWE HOMES**  
Building your future home

# Consultation

The Drove, Osbournby, Lincolnshire

**WELCOME** We are carrying out a pre-application consultation on our proposal to create 20 new homes on land previously granted planning permission.

This new application will provide an exciting mix of new homes within the village including 5 affordable semi detached and terraced houses, 8 detached homes with garages, and 3 detached bungalows with garages.

**The consultation will run until 31st January 2023**

**Have your say: To respond to the consultation, you can contact us in the following ways**

🖱️ Consultation Questionnaire:  
[www.sherwoodes.co.uk/consultation](http://www.sherwoodes.co.uk/consultation)  
Email: [osbournbyconsultation@gmail.com](mailto:osbournbyconsultation@gmail.com)

✉️ Sherwood, The King Centre, Oakham, Rutland LE15 7WD



**Sherwood**  
nature | climate | people

### About Us

Y6 Architectural are a progressive design and planning company who specialise in providing new homes to enhance communities and meet their needs. Morgan Lowe Homes are a family run business building new homes that are finished to high standards and use modern construction techniques

We are working with Sherwood Ecology & Sustainability who are specialists in community consultation and engagement. All responses will be managed by them through a consultation questionnaire and dedicated email address.

### Consultation Process

We are asking for views and support from residents, groups, and businesses within Osbournby to enable use to develop our final plans to meet the needs of the village.

**The consultation will run until 31st January 2023**

All responses will be collated and presented within a Statement of Community Involvement which will be provided to Osbournby Parish Council.

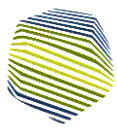
### Draft planning application documents

As part of our planning application we will be submitting the following documents.

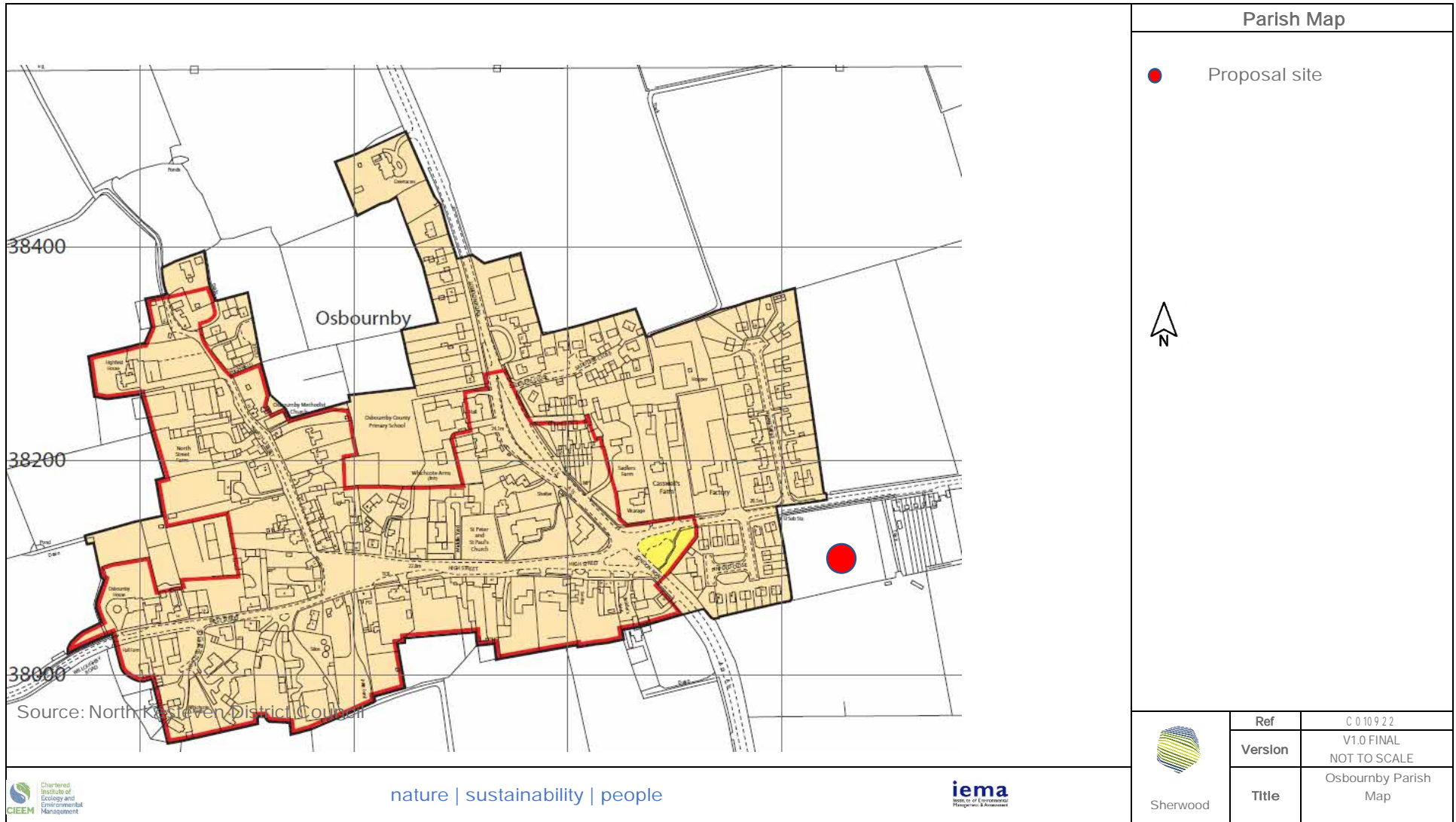
These are in draft form and will be finalised following the pre-application consultation.

You can download and view these documents from our website: [www.sherwoodes.co.uk/consultations](http://www.sherwoodes.co.uk/consultations)

- Design and Access Statement**
- Site Plan and House Types**
- Arboricultural Report**
- Preliminary Ecological Assessment**



## Appendix 6 – Osbournby Parish Map



Parish Map		
	Proposal site	
 Sherwood	Ref	C 0 1 0 9 2 2
	Version	V1.0 FINAL NOT TO SCALE
	Title	Osbournby Parish Map



nature | sustainability | people



regeneration | master planning | sustainability | ecology | landscape | stewardship | natural capital | net gain | nature based solutions



## Sherwood Ecology & Sustainability Ltd

Address | The King Centre, Main Road, Barleythorpe, Oakham, Rutland. LE15 7WD

Phone | 01572 49090

Email | [kate.hiseman@sherwoodes.co.uk](mailto:kate.hiseman@sherwoodes.co.uk)