Housing Delivery Consultation (former Matthew Humberstone Site) – Response Summary

Introduction

The Former Matthew Humberstone playing field site has been unused by the Council for several years. The Council approved a decision to develop the sites for housing. The Council were successfully awarded £490k from Accelerated Construction Funding and £100k from One Public Estate, which has financed outline planning and enabling works including the provision of utilities and spine roads on site.

The consultation provided residents and stakeholders the opportunity to have a say in what they would like to see on the development.

Methodology

The consultation was held from 24 September 2021 to 10 October 2021.

Consultation letters were sent out to.

* Local businesses and shops
* Local residents
* Local schools

Return Rates

In total 132 responses were received.

Key Findings

* 57% of respondents felt that the site was appropriate for the area.
  + Respondents raised concerns about the natural habitat currently using the site
  + Concerns were raised about the impact on the current road network
* 66% agreed that the development would enhance the site
* 62% agreed that the development would fit well within the existing environment.
* 74% agreed that the site layout maximises the use of sustainable drainage, wildflower and fauna.
* Respondents challenged the Council to deliver this
* 66% agreed that the pond will benefit the community
* 67% thought it was a good idea to include a community hub for local groups.
* Other comments included;
  + Would the site be accessible for the whole community?
  + Concerns around child safety and the pond were raised.
  + Could the site be accessed from the main roundabout?
  + Could the site include bungalows and provide accessible housing for disabled residents?
  + The site will only be open to newcomers and not for current residents.

Recommendations

* An ecological study has been completed and the sites design, there are no major risks at this stage. Developers will be required to keep a watching brief if there are any changes.
* The planning authority will be required to make sure that sufficient green space is provided, to protect existing flower/fauna and create new habitats for wildlife.
* The local community will be able to access the site from Davenport Drive, however the access along School Walk was removed due to concerns that children would access the site and be put in danger from drowning in the attenuation pond.
* The site has a number of level access properties that could house small families where an occupant has limited access around their home. There are plans within the authority to provide additional adapted family housing, for those who are struggling to access their own home, due to its inflexibility to be adapted.