Housing Delivery Consultation (former Western Site) – Response Summary

Introduction

The Former Western school 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 £2.1m Accelerated Construction Funding, 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 23 October 2020 to 15 November 2020.

Consultation letters were sent out to.

* Local businesses and shops
* Local residents
* Local schools

Return Rates

In total 331 responses were received.

Key Findings

* 68% of respondents felt that the mix of housing was appropriate for the area.
  + Some responses asked for more affordable housing.
  + Others asked that houses were of a good size.
  + Concerns were raised about schooling and would current schools be impacted.
  + Many raised concerns about the impact the site would have on the current highways infrastructure.
* 65% of respondents felt that the proposal related well to its existing surroundings.
* 66% of respondents felt that the site maximised green space.
* 49% agreed that the meadow and pond would add to the local area.
  + Concerns raised around flooding in the local area, and if the drainage would take additional capacity.
  + Others asked how the pond and meadow would be maintained.
  + Will there be any safeguards to prevent children from drowning.

Recommendations

* We have developed a design guide which includes quality and space standards, which will be included in a contract with future developers.
* The sustainable drainage design will reduce the risk of causing flooding in nearby areas. The design includes permeable surfaces to pavements, rain gardens and attenuation pond and should be incorporated in any future design.
* Developer to put in place a management company, to deliver ongoing maintenance of shared spaces.
* The transport assessment concluded with the new roundabout in place (Littlecoates Road/Cambridge Road), traffic is flowing more freely. This project has contributed towards the cost of the roundabout. A future developer will be required to keep a watching brief of any changes when they submit a full planning application.
* Section 106 payments to contribute towards schools in the neighbourhood to increase capacity.
* Work with developers and registered providers to develop additional affordable housing on the site.