

Statement of Community Involvement

Land off St George's Avenue, Hinckley

Prepared by Fisher German LLP on behalf of
Cadent

Project Title:

Land off St George's Avenue, Hinckley

Address:

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The Estates Office

Norman Court

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01 Introduction

- 1.1 This Statement of Community Involvement has been prepared on behalf of Cadent in relation to its land interests at Brik Kiln Street, north of Coventry Road and South of St George's Avenue. Hinckley. This planning application seeks outline planning permission for the erection of up to 195 dwellings, all matters reserved save for access.
- 1.2 For the outline application, all matters are reserved, except for access. Details relating to the appearance, layout, amount, scale of development and landscaping are to be the subject of subsequent reserved matters approval.
- 1.3 To provide the community with an opportunity to engage with the development proposals, a consultation leaflet (see **Appendix 1**) with an enclosed feedback form (see **Appendix 2**) was distributed to residents within close proximity to the site (see **Appendix 3**) inviting them to submit feedback (see **Appendix 4**). An email address was also provided, which presented residents with an opportunity to submit feedback digitally on the proposals.
- 1.4 This Statement of Community Involvement outlines the approach taken to engage with the local community in respect of the proposed development and records the responses received as a result of this engagement.
- 1.5 The planning application is supported by a number of plans and documents which should be read in conjunction with this Statement.

02 Policy Framework

- 2.1 The following policy and guidance is considered to be relevant to this Statement of Community Involvement.

National Planning Policy Framework (NPPF)

- 2.2 The revised NPPF was published in December 2023. The NPPF places importance on early and meaningful engagement with the community.
- 2.3 Paragraph 39 of the NPPF states that Early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties” and at Paragraph 40 that local planning authorities should “encourage any applicants who are not already required to do so by law to engage with the local community and, where relevant, with statutory and non-statutory consultees, before submitting their applications.”

Hinckley and Bosworth Borough Council Statement of Community Involvement (SCI)

- 2.3 Hinckley and Bosworth Borough Council adopted the Statement of Community Involvement in July 2019. The SCI sets out how Hinckley and Bosworth Borough Council, as the Local Planning Authority (LPA), will engage and consult the public and stakeholders in preparing the Local Plan and associated documents, and when dealing with planning application, adding that the level of consultation carried out for planning applications will depend on the type and scale of the development which is the subject of the specific application. The SCI does not provide any detail on the applicant undertaking community consultation prior to an application being submitted, rather it states that the Council will carry out a high standard of consultation with neighbours and people affected by the proposed development.

03 Consultation

Public Consultation

- 3.1 To inform the local community about the new development proposals, consultation leaflets were posted to 379 residential addresses (including 3 businesses) in Hinckley on the 15th March 2024. The deadline for submitting feedback via the enclosed form or by the email addressed was the 1st April 2024.
- 3.2 The leaflet provided information on the following:
- Details of the proposal, including proposed dwelling numbers;
 - Benefits that the delivery of the development will provide;
 - The Illustrative Masterplan;
 - Information on how the resident can input into the planning process; and
 - Details of the process under which the application will undertake.
- 3.3 Copies of the consultation leaflet and feedback forms distributed are provided at **Appendix 1** and **Appendix 2**. The area of distribution is shown in **Appendix 3**.

04 Response to Public Consultation

- 4.1 A total of 11 consultation responses were received – 8 via email, 3 through the freepost feedback postcard distributed with the consultation leaflet and a single response through the Fisher German Website. The total number of households contacted was 379, therefore the responses rate represents approximately 2%. This is considered to be a low level of response rate having regard for the brownfield, urban nature of the site, however this may be because a public consultation on a similar scheme was undertaken a couple of years ago and that a vacant brownfield site is not particularly contentious locally. The previous hybrid application sought to deliver a residential vehicular access to St George's Avenue (with the proposed retained employment served by Brik Kiln Street). This vehicular access with St George's Avenue did cause local concern, however as part of the amended proposals vehicular access is no longer proposed from St George's Avenue and taken from a widened Brik Kiln Street instead.
- 4.2 The feedback form asked residents the following questions:
- Do you support the principle of the redevelopment of this brownfield site?
 - Do you have any comments on the Illustrative Masterplan?
 - Please provide any other comments you have on the proposed development.
- 4.3 A variety of responses were generated, and these are discussed overleaf on a question-by-question basis. The number of responses raising a point is indicated by a number between brackets, to give an indication of the frequency of the comment. Of the responses, 3 were explicitly against the proposals, 1 were neutral and 7 was explicitly for. Of the neutral response, it contained elements of support or concern, but did not clearly state whether they were for or against the proposals and as such have been recorded as neutral.
- 4.4 **Appendix 4** contains copies of the feedback forms received. No personal details are included.

Question 1 – Do you support the principle of the redevelopment of this brownfield site?

Responses

- 4.5 This question received mainly positive responses. A couple left the response blank, while most responses welcomed support for the principle of the redevelopment.
- 4.6 The bulk of the support accepted the principle of the redevelopment as being suitable for housing and listed some provisions they would like included. These provisions related to assurance the development would serve the growing community, that access would be via Brick Kiln Street and one suggesting inclusion of a doctor's surgery, schools and drainage provisions.
- 4.7 The neutral response stated they did not object to the redevelopment and that existing residents' concerns should be met before planning permission is granted.
- 4.8 The one objection, was against the proposal on the grounds that the development would worsen existing traffic issues around the Coventry Road area including increasing congestion during the construction stage. The objection also highlighted potential noise and contamination issues regarding the development.

Commentary

- 4.9 In terms of design, this is discussed in detail in the Design and Access Statement, but it is considered the scheme will deliver new dwellings of a vernacular suitable for the location, having regard for neighbouring developments and the site's context.
- 4.10 A key part of the amended submission is utilisation of Brick Kiln Street as the primary access to the site. Pedestrian access is to be provided to St George's Avenue, but this is not currently proposed to facilitate vehicular access.
- 4.11 The scheme will make provision for developer contributions, including education and health, wherein these are requested and accord with the tests as set out at Paragraph 57 of the NPPF. The scheme is supported by an FRA and illustrative drainage strategy which demonstrates how the site can be delivered acceptably with regard to flood risk and drainage, including the provision of new attenuation basins which provide both drainage functionality, discharging surface water at an acceptable rate, but also providing ecological and amenity value.

Question 2 – Do you have any comments on the Illustrative Masterplan?

Responses

- 4.12 A large number of respondents responded to this question by stating that the masterplan was hard to understand and lacked detail. The respondents indicated that the road names and housing types were not clear and that the quality of the leaflet was blurred.
- 4.13 The most regular comments related to concerns with access and privacy issues this included:
- Access to existing Redrow estate, road or pedestrian
 - The legend referring to Brick Kiln Street as potential access
 - Traffic flows potential issues
 - One comment stating that there is no access to St Georges Avenue
 - One comment stating that the Trees on frontage to Coventry Road must remain.

Commentary

- 4.14 There is no plan to or ability to link through the Redrow Estate. Particular regard will be had for the Redrow Estate at Reserved Matters to ensure no unacceptable impact on amenity or privacy of either site. Access to the Redrow Estate would therefore most likely be achieved via Coventry Road or via Clarendon Park, a short walk from either the north or south of the site.
- 4.15 As an outline application this proposal shows only indicatively how a scheme of 195 dwellings could be delivered on the site. Details relating to house types and layout will be confirmed through a following reserved matters application by the housebuilder building the scheme.
- 4.16 Following the last consultation, vehicular access has to the development has been changed to be via Brick Kiln Street only to address the previous concerns expressed by the local residents.
- 4.17 Existing trees are to be retained where possible and are to be complemented by new planting throughout the scheme, in line with the recommendations of the ecology report. The trees fronting Coventry Road are proposed to be retained and are shown on the masterplan as a treed frontage.
- 4.18 Comments relating to the legibility of the Plan is noted and a number of requests were made to the provided email address asking for a PDF of the plan which was provided. As part of future consultations a website link will be provided so plans can be viewed digitally if preferred.

Respondents retain the ability to comment to the Council's consultation when all plans and documents will be available for view.

Question 3 – Please provide any other comments you have on the proposed development

- 4.19 This particular question gained the greatest number of responses, with a wide range of responses. The most frequent responses however related to just a small number of key points, which are addressed in detail below.

Response – Concern with access and traffic (6)

- 4.20 Our experience is the perceived impacts of development on the highway network are often far more negative than actual impacts of development. It is well understood that not all the cars in a development will leave at the same time and instead over an extended period throughout the morning and evening. As per the modelling undertaken to support the Transport Assessment, only a vehicle a minute will leave and enter the site on the respective am and pm peaks. Traffic leaving the site will distribute across the network, so its impact will be diluted as it distributes away from the site. The Transport Assessment which accompanies this application confirms that the development will not have a severe impact on the operation of the local highway network or an unacceptable impact on highway safety. In terms of highway safety, the transport assessment confirms that there is no specific pattern of accidents in the vicinity of the site. Of those recorded, most have been slight, and given the relative traffic flows, this does not allude to inherent risks with the local highway network. No specific accident clusters have been identified. Whilst all personal injury accidents are regrettable, the quantity and severity of personal injury accidents recorded in the vicinity of the site does not give any undue cause for concern.

Response – Concerns relating to construction stage (3)

- 4.21 Concern was raised as to the potential negative impacts during construction. This particularly related to concerns regarding construction traffic and how this would enter and exit the site and the impact this would have on the road network. Other concerns related to issues of noise during construction, air quality, impacts on health and damage to property. Whilst living near to construction work can cause a level of disturbance, this is only temporary and a prerequisite of all development. Issues can be mitigated through the planning stage through tools such as a Construction Management Plan.

Response – Privacy concerns (3)

- 4.22 Concern was raised as to the number of dwellings proposed and how it would impact privacy and security for local residents. These are considered to be matters of detail best explored through the reserved matters application, however our experience on the site does not suggest that the residential development of the site will lead to unacceptable impacts in relation to privacy. Likely if anything privacy will have improved for most adjacent to the site as larger office blocks will be replaced by smaller residential units.

Other Comments

- 4.23 The following are other comments which relate to more specific points and/or have been raised more infrequently.

4.24 **Benefit to the local residents? (2)**

The development is entirely in accordance with the Framework, which emphasises that it is a requirement to boost significantly the supply of housing. Hinckley is a large urban centre, the most sustainable in the Borough, and will continue to grow. Failure to deliver sufficient housing to meet this growth will have significant impact on local house prices, having a devastating impact, particularly on younger people yet to establish a foothold in the housing ladder. This site is a unique opportunity to deliver much needed housing on brownfield land adjacent to the town centre, a highly sustainable location. The development of the site provides new pedestrian links, and improves the local environment, through the provision of new areas of open space, BNG provision, etc.

4.25 **Has any thought been given to the potential reduction in current property values for those that border the site? (1)**

House value, or the reason why people bought their house, are not material considerations in the planning process. If it were, very limited housing would be developed. Moreover, residential is considered to be comparable if not preferable to the site's former use. This is brownfield site within the urban core of Hinckley, residential redevelopment is considered entirely acceptable in such a location. Best practice will be followed with regards to design and masterplanning, to ensure an acceptable level of privacy and amenity exists in both existing and new houses.

4.26 **Wondering also who will be responsible for the boundary walls and fences? (1)**

This will ultimately depend on whether these end up within private curtilage or areas of public open space. If it is within private curtilage, they will become the responsibility of the new

homeowner. If they are within public areas, management will most likely be undertaken by a specialist management company, paid for by annual charges applicable to the new homes.

4.27 **What is to happen to the tower? (1)**

Currently the tower is to be retained.

05 Conclusion

- 5.1 A total of 11 consultation responses were received from the 379 residential addresses (including 3 businesses) in the vicinity of the development site. This equates to a circa 2% return rate, which given the brownfield nature of the site is considered to be a low response rate. However, this may be because a public consultation on a similar scheme was undertaken a couple of years ago and that a vacant brownfield site is not particularly contentious locally. As part of the amended proposals vehicular access is no longer proposed from St George's Avenue and taken from a widened Brik Kiln Street instead.
- 5.2 Of the responses received, 3 were against the proposals, 1 was neutral and 7 were in support.
- 5.3 Concern was raised in relation to the impacts during construction, with particular concern in relation to the construction traffic. Whilst we fully appreciate that building work can cause an element of disturbance, it is only a temporary. The benefits of this scheme post-delivery will far outweigh any localised nuisance caused during its delivery.
- 5.4 Another concern with new development is the impact that this will have on capacity of existing services and facilities. Through developer contributions however, additional capacity can be created to rectify any shortfalls in local capacity. The provision of new housing adjacent to the town centre is considered to be a significant benefit, providing much needed support to the businesses of Hinckley town centre, something which is of vital importance having regard for the need to counter the decline in high streets and also to assist businesses during the post pandemic recovery and given current economic challenges faced by high-streets nationwide.
- 5.5 It has been demonstrated that Cadent has made considerable efforts to engage the community in the formulation of the development proposals, including delivery of leaflets to all surrounding dwellings. These efforts have helped to shape and influence elements of the scheme in order to address issues and concerns raised by respondents and have raised awareness as to the forthcoming planning application. The comments received will be of particular benefit during the reserved matters stage, having regard for the key comments.

Appendix 1: Consultation Leaflet

Land off Brick Kiln Street, Hinckley



On behalf of Cadent, Fisher German LLP are preparing an outline planning application for new homes on land owned by Cadent, north of Coventry Road and South of St George's Avenue, Hinckley.

We Want Your Feedback

This leaflet has been prepared to illustrate the proposals for the site and to seek your feedback on the development proposals.

Your response, using the feedback card provided or sent via email to the address below, will help shape the finalised proposals that will be submitted in the planning application to Hinckley and Bosworth Borough Council later this year.

planning.consultations@fishergerman.co.uk

Land off Brick Kiln Street, Hinckley

Cadent who previously had their offices on the site, no longer have an active need for the Hinckley site for their operational requirements. Work has been undertaken to establish whether the site could be used for another employment use, however it was established due to a number of factors including new neighbouring residential development and the site's profile and location, that the site would not be attractive for continued employment use. Therefore the site, is now being promoted for a attractive residential scheme close to Hinckley town centre. The various buildings and the Cadent offices on the site have been demolished leaving the site vacant ready for redevelopment

The proposal seeks planning permission for the erection of up to 195 dwellings, on the now vacant site. The illustrative masterplan shows how a quality residential development can be delivered on the site. Vehicular access to the scheme will remain from Brick Kiln Street, off Coventry Road to the south of the site. As part of the proposed scheme, pedestrian links are proposed to provide access across the site between Clarendon Park to the west, St George's Avenue to the north and Trinity Vicarage Road to the east.

The scheme will deliver a 10% biodiversity net gain, will provide new areas of landscaping and attenuation ponds that will significantly improve the local environment.

The benefits to be delivered by the development include:

- **Provision of 195 new market and affordable homes; on a uniquely sustainable brownfield site, only a few minutes walk from Hinckley Town Centre,**
- **Improved pedestrian connectivity and permeability ;**
- **Retention of existing vegetation where possible, with new planting and areas of green open space provided;**
- **Provision of a sustainable urban drainage scheme, including attenuation ponds which will form part of the site's open space.**
- **Delivery of a 10% biodiversity net gain.**

Illustrative Masterplan



Your Feedback

Cadent are keen to hear your views on the emerging development proposals before an outline planning application is submitted.

This will not be the last time you will be able to make comments on the proposals. Once the planning application has been submitted to Hinckley and Bosworth Borough Council, you will also be able to submit formal comments to the Council directly. These comments will be considered by the Council when they determine the planning application.

We are particularly interested in your answers to the following questions on the enclosed feedback card, but please provide any wider comments you may have:

- 1) **Do you support the principle of the redevelopment of this brownfield site?**
National Policy and recent Government communications indicates strongly that underutilised or vacant brownfield land should be used efficiently for the delivery of new homes. Do you support the proposed redevelopment?
- 2) **Do you have any comments on the Illustrative Masterplan?**
Are there any elements you like or dislike? Is there anyway that the masterplan can be improved?
- 3) **Please provide any other comments you have on the proposed development?**
Do you have any wider comments not adequately covered by the first two questions, which we should be aware of?

Please submit feedback by:

1st April 2024

Appendix 2: Feedback Card



Please submit comments by:
Monday 1st April 2024

Your Feedback

We are particularly interested in your answers to the following questions:

1. Do you support the principle of the redevelopment of this brownfield site?

2. Do you have any comments on the Illustrative Masterplan?

3. Please provide any other comments you have on the proposed development?

To respond, simply post the completed response in a post box (no stamp required due to FREEPOST). You can also submit your feedback digitally if you prefer, via email to: planning.consultations@fishergerman.co.uk

Appendix 3: Consultation Distribution Area



Appendix 4: Completed Feedback Forms and Emails

Dear Sir/Madam,

In response to the leaflet delivered to my home address with regard to the above development, there are three fundamental questions on the revers.

1) Do you support the principle of the redevelopment of this brownfield site?

The answer to this question is emphatically no. The traffic in and around the Coventry Road area of Hinckley is already at unprecedented levels and the building of 195 new houses will only add to the congestion as well as reducing further the air quality. The plant traffic while this proposed construction is underway will also add to this. There is also the noise of construction as well as the potential structural damage to nearby properties from the construction activities, especially the pile-driving equipment. There is also the additional risk of migration of volatile and harmful vapours from the site as well as contaminant concentration from buried concrete or structures from the former gas works, which may migrate to surface water and groundwater receptors.

2) Do you have any comments on the illustrative masterplan?

The illustrative masterplan is quite frankly unreadable. There is very little detail to the plan at all, with no clear indication of current named roads, proposed housing sites, which type of housing is being considered. The quality of the printing on the leaflet makes everything very blurred and confusing, giving existing residents that border the site very little information on the proposal. There needs to be much more detail in order for people to make an informed decision.

3) Please provide any other comments you have on the proposed development.

The leaflet lists benefits to be delivered by the development of the site that includes 195 new houses. Could you please tell me how that is of benefit to me, as I am currently not overlooked, the previous use being a car park. It appears to me that the only people benefitting from this will be the shareholders of Fisher German.

It states 'improved pedestrian connectivity'. Without the additional properties this will not be required.

It also boasts of retention of existing vegetation. Again, without the redevelopment, the vegetation will remain untouched.

It names the provision of a sustainable urban drainage scheme. Again, not required without the redevelopment.

Has any thought been given to the potential reduction in current property values for those that border the site?

Has any thought been given to the health and wellbeing of current residents both during the construction of the site as well as afterwards with the increase in urban pollution, as well as noise and light pollution?

I look forward to your response on these matters.

Hello,

I am responding to the resident feedback request I received via post regarding the above piece of land:

1. Do you support the principle of the redevelopment of this brownfield site?

1. In principal I do not object to this redevelopment, however existing residents concerns should be met before planning permission is granted and this needs assurances from yourselves as developers.

1.

2. Do you have any comments on the Illustrative Masterplan?

It is not clear what type of housing would be built where currently (e.g. social, detached etc.), therefore I would be interested to view a more detailed plan. For neighbouring houses that are parallel to the land I would emphasise the need for a high wall or fence adequate enough that security or privacy is not compromised. Currently the barbed wire electric fence (Cadent also had security cameras) works well in reducing the risk of trespassers, please ensure a measure with the same influence is incorporated into the plan so that security of existing residents is not undermined.

3. Please provide any other comments you have on the proposed development?

1. Main concerns are over privacy and security. It would be a grievance if houses are built too close that they onlook existing gardens. It also needs to be considered in the planning permission process that the land is much higher than the current Redrow estate which imposes a higher risk in general on both privacy and security being negatively impacted if the correct actions are not taken.

Hoping we hear an update on the proceedings soon.

Too many dwellings & looks like they will be right on the boundary at the top of our gardens 2 or 3 storey houses will certainly invade our security & privacy as the land is already considerably higher than ours. Not appropriate & safe to build around the mast and gas station either.

Concerns also about the potential emergency access as we are on an already congested road it safer and easier to use the main access on Brick Kiln St. Also already a pedestrian access to the North joining Trinity Vicarage Road at the top from St George's Avenue. Don't need one from the site again impeding on our privacy and security. Too many escape routes also people will start parking on an already congested road and walking through if a pedestrian access is there.

Wondering also who will be responsible for the boundary walls and fences?

Sent from my iPhone

Consultation Feedback

1. Yes support principle of redevelopment

2. Trees on frontage to Cov Road must remain.

There should be no access to existing redrow estate, road or pedestrian

3. No proposed improvements to infrastructure with regard to additional traffic and congestion

During construction mitigation required to minimise dust. During demolition solar panels on adjoining properties on Porter Close had to be cleaned due to excess dust.

Good morning,
Please see our feedback below:

1. Yes, we support in principle, the APPROPRIATE brownfield site re-development.

However, we would require reassurance regarding infrastructure development to accommodate and serve the ever-growing community.

2. The illustrative master plan is a disappointingly basic introduction upon which residents/local community are expected to comment. There is absolutely no detail regarding the quality and style of the accommodation proposed eg:

- What proportion will be social housing?

- How many storey's? Height?

Due to the poor quality of the illustration there is no indication as to whether multi-storey dwellings are planned, many of which could potentially overlook existing private gardens and windows in the long-established, residential area.

3. High-level development of any kind will receive very strong objection and the threat of invaded property will attract similar.

Existing boundaries with hedgerows, fences etc will need assurance that hedges and trees will be properly maintained, in perpetuity, on the side of any development.

What is to happen to the tower?

Please acknowledge receipt of this feedback.

Kind regards

Good Morning

We are responding to the consultation document received regarding the development of the Cadent site in Hinckley. We are situated at 45 Trinity Vicarage Road, and our garden backs on to the site just down from the pylon.

Below are some issues to be considered:

1. The document sent was rather vague regarding the situating of houses on the site. I presume the areas titled 'proposed development structure' are blocks of houses, but this did not show the orientation of the houses as far as front/back elevation and garden provision.
2. There is a block of houses shown immediately against our fence/boundary, with no distancing/protection in the form of any new screening/planting shown along boundary area. There is fencing there at the moment, but will this stay and if so, who is to be responsible for the boundary upkeep?
3. The level of the Cadent ground/car park behind our garden is **extremely high** and if houses were built at this level, along our boundary, (which the plan seems to show), the finished level of the houses would tower over our property, even if they were bungalows. The level of the ground at this point of the site would need to be **substantially lowered** to ensure privacy.
4. We strongly object to Trinity Vicarage Road being identified as an additional pedestrian access, which we feel would encourage people to cut through to Hollycroft and Coventry Road, at all hours of the day and night, causing security and safety issues for residents.
5. How is our property to be shielded from the on-going works. We have put up with a continuous barrage of noise, disruption and dirt from demolition and building works over the past 5 years, with the housing estate beside Cadent, the Lidl store and the demolition of Cadent site. We are still rectifying the issues that have occurred in our property from the works at Cadent, which were so dramatic, that they shook the house continually and caused cracking issues in a number of walls throughout the house. We were unable to access our garden or open our windows throughout the works and had to frequently contact the site manager to get them to correctly mitigate the dust and dirt throughout the demolition process.

We have spent a huge amount of time and money on the renovation and development of our home over the 35 years we have been here and have just recently undertaken more re-modelling to support our later years in this property, as we enjoy the location and neighbours in the street.

I do hope that the issues above are fully considered, which will impact our continued residency in Trinity Vicarage Road, which we hoped to continue for many years to come.

To whom it may concern,

Re Consultation feedback - Brick Kiln Street, Hinckley

Thank you for the request for feedback on the proposed development of the Land off Brick Kiln Street, Hinckley. Please see our points below.

1. Yes, we support the principle of the redevelopment *providing that vehicular access is via Brick Kiln Street*. All brownfield development should be encouraged to reduce development of greenfield areas.
2. The legend refers to the vehicular access on Brick Kiln Street as 'potential access' rather than confirmed access. To be clear, we would not support the proposed development if the access was not from Brick Kiln Street.
3. We do not support the proposal if there is routine vehicular access on Trinity Vicarage Road (emergency access is fine).

Kind regards,

Dear Fisher German,

Thank you for sharing the illustrative plans for redeveloping the Cadent site in Hinckley (Land off Brick Kiln Street). Let me respond as the Rector of Holy Trinity Church, which is on Trinity Vicarage Road.

1. We welcome the redevelopment of the site and consider it suitable for housing. We welcome people to the area.
2. Regarding the Masterplan
 - Vehicular access via Brick Kiln Street, as indicated, is the best, and pedestrian access to Trinity Vicarage Road is appropriate.
 - However, traffic flows for 195 dwellings may be high and should be modelled. Would that require traffic lights onto Coventry Road?
 - Water features / ponds would provide a visual enhancement, but safety considerations of open water should be considered. Would a central green space be more appropriate?
 - Is sufficient parking provided? There are good local examples next door (e.g. the development off Short Way) and poor local examples (e.g. the estate next to Halfords/Wickes). Pavement parking is a problem in the town and should not be encouraged by insufficient parking provision when constructed.
 - Privacy would need to be maintained for the houses on the south side of Trinity Vicarage road, so that gardens are not overlooked.
 - Without details of the housing provision, further comments are difficult.
3. Other comments
 - Consideration on the impact of local services, especially schools and health provision is important.

In short, we welcome the development if good design and construction provides a safe and pleasant living environment.

Your Feedback

We are particularly interested in your answers to the following questions:

1. Do you support the principle of the redevelopment of this brownfield site?

Yes.

2. Do you have any comments on the Illustrative Masterplan?

Have found plan very difficult to understand
surely the streets should be named leading
to the new development. I have tried Rose Stgy
but found the plan very poor & difficult to
follow.

3. Please provide any other comments you have on the proposed development?

As long as the road ~~does not~~ is not allowed
from St. Georges Ave. at a later date
and there will be obstacles in place that
vehicles cannot get through.

To respond, simply post the completed response in a post box (no stamp required due to FREEPOST). You can also submit your feedback digitally if you prefer, via email to: planning.consultations@fisherman.co.uk

Your Feedback

We are particularly interested in your answers to the following questions:

1. Do you support the principle of the redevelopment of this brownfield site?

Yes, with conditions. Dr's surgery space, school places, construction dust, drainage on Clarendon Park.

2. Do you have any comments on the Illustrative Masterplan?

Poor level of detail. What types of dwelling and where?

3. Please provide any other comments you have on the proposed development?

When this site was demolished our estate was covered in construction/demolition dust. There was zero compensation for cleaning of cars, windows and solar panels. If this remains the case I will be against the development.

To respond, simply post the completed response in a post box (no stamp required due to FREEPOST). You can also submit your feedback digitally if you prefer, via email to: planning.consultations@fishergerman.co.uk

Your Feedback

We are particularly interested in your answers to the following questions:

1. Do you support the principle of the redevelopment of this brownfield site?

YES

2. Do you have any comments on the Illustrative Masterplan?

No access to St Georges Ave
at all.

3. Please provide any other comments you have on the proposed development?

To respond, simply post the completed response in a post box (no stamp required due to FREEPOST). You can also submit your feedback digitally if you prefer, via email to: planning.consultations@fishergerman.co.uk