

WGPC Community Led Plan Feedback from April 2012 Public Exhibition Housing and Development

Summary

The Exhibition was seen as being very successful receiving 260 visitors to the housing consultation. A significant number of comments were received at the event, adding to the feedback from the baseline survey 2011 and the housing survey in 2006.

General comments indicated:

- Acceptance of development provided it was in small sites distributed around the village [This was a very dominant expectation]
- Brownfield and infill development preferred
- Greenfield development not supported
- Development should retain not change village character
- Consideration of style and landscaping

Comments were associated with 17 suggested sites around the village and 6 sites around Newpound, plus general comments. Two additional sites around the village were identified by visitors.

Comments from the sites indicated:

- There is no clear, single site that has dominant support without issues. This is to be expected.
- Sites 15, 16, and 17 all in Kirdford Road received the highest comment of support, significantly higher than any other site. A dominant reason for support was re-use of Brownfield land.
The result does not however naturally indicate this area to be the best solution as there are several issues to be considered, and site 15 contradicts the desire to avoid Greenfield developments.
- The larger Greenfield sites were not supported as they could be too large and would be a significant change of character.
- Many sites naturally can be grouped with others, which potentially alters the affect of issues on individual sites.
- Some possible site or partial-site combinations would be easier to join into the built up area of the village and others would be more of a challenge

It is proposed to review the sites at this stage:

- Eliminate sites with low potential/support, issues that are unlikely to be soluble, or are known to be unavailable within 15 year span
- Evaluate potential for site issues to be addressed (what could be done about them)
- Do a walkabout to look at sites on the ground
- Evaluate sites as individuals and as part of groups
- Build a report with either short list of options or preferred option
Objective is to offer site(s) for development that extend the developed area of the village, and that deliver housing expectation during life of the plan. May also offer support for some developments outside the developed area.

An initial review of sites proposed that we consider these site groups in greater detail:

- Kirdford Road (15, 16, 17)
 - Highest number of supporting comments
 - Number of issues significant but support is quite dominant
- A272, east side of village (6,7,18,19)
 - Sites 18 and 19 were proposed during exhibition and quickly gained positive support.
- A272, west side of village (9,8)

Other sites are proposed to be eliminated (sites that PC would not be able to support) for these reasons:

- Too small or isolated from village
- Impractical access even if infrastructure upgraded
- Loss of Greenfield is major issue
- Not able to be linked with other sites into a group
- Understood not to be available

It is recommended that we undertake a walk-around of the village to look into the practicalities of these sites 'on the ground'.

Some further commentary on feedback we have so far:

- Good evidence of consensus for small/staged developments not single large project
- Good evidence of consensus for brownfield and ribbon development not loss of prominent Greenfield
- It is worth considering sites in groups as well as on their own, this can enable more practical solutions
- In order to deliver small/staged developments, the plan may need to control availability of land in the larger sites – there is risk of ambitious plans from developers especially if the sites do not have natural boundaries
- There is some support for development at Newpound, but this probably rides on a desire to improve what is a fairly dated and industrial landscape. It is too far from the village to plan for core expansion of the village by development at Newpound, however, there can be merit in making positive indication that some brownfield development may be supported.

Suggested next steps:

- Walkabout
- Consider validity of groups and how they can be used
 - o Practicalities and managing issues
 - o How they could be managed as small/staged developments
 - o How they could be used (type of occupants/design)
 - o Can we identify some key options for consultation
- Develop initial drafts of reports
- Start considering how we want to ask for feedback/review at the next consultation stage
 - o Potential choices
 - o What supporting information we want to offer residents in helping them