

Consultation Statement - Chamberlain Avenue

Fortior Homes as applicant undertook two drop in events on Thursday 18th October at Penkhull Village Hall from 11-1pm and 5:30-7pm. An officer also attended the PACT meeting on the evening of Monday 9th October.

Officers were present to answer questions residents may have. Plans and elevations were available for residents to view. The comments received on feedback forms are summarised below along with responses to comments received:

- **Concerns about the impact on drainage and water pressure of existing properties.**

A drainage strategy will be prepared as part of the scheme. We do not believe that there will be any impact on the water pressure of existing properties. This would be a matter for the utilities company.

- **Reduction in amenity through loss of trees on site.**

Where possible and appropriate trees will be replanted on the scheme and amenity space will include planting to increase and maintain privacy and amenity.

- **Ecology**

The Council understand the requirements in regards to protected species. The Councils ecologist has commented on the application with regard to ecology and advised that the site was not suitable for protected species. If the presence of any protected species including bats or bat roosts were identified during the felling of trees or are during demolition of buildings, works would be halted immediately. Contractors used by the Council and Fortior Homes are aware of their duties in respect of protected species and the role they play within the legislation.

- **Assurance that the properties will remain as private rented in perpetuity.**

The properties will be developed and owned by the Councils housing company, Fortior Homes which is not a provider of social housing. The dwellings will remain in the ownership of the Councils housing company and will continue to be let as private rented accommodation for the duration.

- **Concerns of disruption during construction phase and that this is properly managed.**

We will need to prepare a construction management plan which sets out how the site will be managed in a way to minimise impact such as noise, construction traffic, waste and operating times. This will be submitted for approval by the Council.

- **Concerns about noise and anti-social behaviour – both current and as a result of the scheme.**

Developing the site for dwellings will reduce the current anti-social behaviour problems. New residents of the properties will have Assured Shorthold Tenancy and subject to references from previous landlords, employers and credit checks by our estate agent partner. If they default on any

terms or elements of their tenancy agreement including expectations of them as a good neighbour they can be evicted.

- **View that the land should be used to alleviate the parking, or for a community use**

The Council has growth aspirations to deliver new homes across the City, part of those plans include using existing council assets to develop on. The garages are currently underutilised and no longer fit for purpose. The majority of the land is considered previously developed and therefore could be classed as brownfield land.

- **Inappropriate use and activity given proximity to older person's accommodation on Chamberlain Avenue.**

Disruption during the construction phase will be kept to a minimum. There are some reports of anti-social behaviour which will be alleviated through the development. Developing the site for residential will increase natural surveillance in the area and provide a new community. The dwellings will be available for private rent and we hope will attract working residents and professionals.

- **Bin collections are a times not possible due to parking or road not having been gritted – this will impact on the new residents. Concerns about gritting of Chamberlain Avenue during the winter months.**

This is not related specifically to the consideration of this planning application. Not all roads are gritted and the details of the roads covered by gritting plan are available online. Unless the road has changed markedly then the grit bin provision or otherwise will be in accordance with the Council's policy. If the road does not qualify for a grit bin/s then there is an option to purchase provision and together with salt from the Streetcare Service. The applicant will consider providing a grit bin at the top of Chamberlain Avenue or within the site.

- **Overlooking of properties on Colindene Grove**

A cross section has been prepared which illustrates the relationship between the new dwellings and existing properties on Colindene Grove. This shows that adequate distances can be achieved between the properties and will allow planners to consider the impacts of the scheme on these properties.

- **Retention of access across the site**

A number of properties have retained access to the rear of their properties. This has been brought to the attention of officers and provision is being made to retain this access within the scheme.

- **Bin store should be moved to the back of the site.**

The location of the bin store is to allow ease of access for refuse collections on the edge of the site boundary and to accommodate parking towards the rear of the site.

- **The number of units should be reduced or the scheme should be developed for older people instead.**

We have reviewed the financial viability of the scheme; if the numbers are reduced the scheme becomes unviable. Providing a scheme for older persons, such as bungalows for instance would also impact on and lower the dwelling numbers. We do not feel the location is the most appropriate for this accommodation type, however there will be no restriction on age for the lettings so older people may wish to rent the properties, particularly the lower ground floor flats.

- **Concern about access for emergency vehicles.**

The scheme will be considered by the Council's highways officers and they will take into consideration safe vehicular access.

- **Use the garages and do not want to lose this.**

A number of those who lease garages do so for storage purposes rather than parking. Alternative garages are available in Stoke. Whilst this isn't within close proximity to the existing garage site, only a small number of the leaseholders are within the vicinity of the site on Colindene Grove and Rothwell Street with others travelling to utilise the garages.

- **Empty properties in the city already.**

The directorate is undertaking a number of initiatives and schemes across the City including acquiring existing properties and refurbishing for rent, some of which may be vacant and the empty homes team work with property owners to bring empty properties back into use.

- **Trees on Chamberlain Avenue in the public highway need pruning.**

City Council policy is that only trees that present a risk to public safety will have any works undertaken on them and then only to the point where the risk is dealt with. Routine pruning of trees for aesthetic purposes or non-safety related matters is not undertaken.

A number of comments have been received in emails, at public meetings and through feedback regarding the ongoing parking issues within the vicinity of the scheme.

- **Parking on junctions to Chamberlain Avenue, Hunters Way and Penkhull New Road.**
- **Dangerous parking on the road which will be exacerbated by the development.**
- **Traffic management**
- **Not enough car parking within the scheme itself.**
- **Not enough car parking in Penkhull village.**

Unless there is a TRO in place (official parking restrictions) then matters of obstruction of the highway are dealt with by the police. Double yellow lines can be extended subject to an evaluation of their suitability or otherwise. This is dealt with by the Councils Highways Department.

The scheme provides adequate car parking within the development to meet the needs of the new dwellings. The Councils highways officer does not object to the scheme. We recognise that there is a wider issue with management of parking and congestion in Penkhull village which has been passed to the relevant department at the Council.

Current utilisation of garages:

There are 16 garages on the site, with currently 10 let. All the leaseholders live within Penkhull, with a number within the immediate vicinity of the site on Rothwell Street and Colindene Grove. Properties on Colindene Grove all have the benefit of off street parking. The below table summarises where leaseholders reside in relation to the garage site.

	Immediate neighbouring street	Within ½ mile	Penkhull Village
Garage leaseholders	5	3	2