

STATEMENT OF COMMUNITY INVOLVEMENT
PROPOSED DEVELOPMENT OF LAND AT HOLMER WEST, HEREFORD

For Bloor Homes Western

Our reference: 3255

February 2015

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1.0 INTRODUCTION

- 1.1 This statement of community involvement has been prepared by Hunter Page Planning on behalf of the applicant, Bloor Homes Western.
- 1.2 In conjunction with the objectives of Hereford County Council's Statement of Community Involvement (2007) and the National Planning Policy Framework (NPPF), the appointed development team have undertaken pre-application discussions and consultation with the local community.
- 1.3 The applicant and development team acknowledge that involving the local community is a useful and informative process that can help improve the development proposal. The applicant was keen to ensure that the local community had a genuine opportunity to input on the development proposal and where appropriate, use the suggestions made by the local community to enhance the local area.
- 1.4 To achieve the above, the applicant has used various methods of consultation throughout the pre-application process with such an approach also central to the localism agenda and the provisions of the Localism Act 2011.
- 1.5 The use of the method of community consultation has allowed members of the general public to express opinions on the strengths and weaknesses of the proposed development. These opinions, where viable, have been fed back into the design process with the majority of concerns raised relating to access arrangements and highway congestion.
- 1.6 The involvement of the local community has been promoted in the design stages of this development proposal to gain further information and strengthen the evidence base for the proposed scheme.

The principles for community involvement are identified as being:

- Access to Information
- Opportunities to contribute ideas
- Opportunities to take part in developing proposals and options
- Opportunities to be consulted and make representation on formal proposals

- Opportunities for feedback and to be informed about progress and outcomes

2.0 PRINCIPLES OF COMMUNITY INVOLVEMENT

Access to Information

- 2.1 This statement of community involvement and the whole planning application package will be available in various formats to encourage the widest possible readership. Copies of the exhibition boards were made available on the Nash Partnership and Hunter Page Planning websites shortly after the public exhibitions.
- 2.2 By publishing the exhibition boards in such ways, the community has been actively encouraged to access and make use of the information regarding the proposed development.

Opportunities to Contribute Ideas

- 2.3 The following section of this statement details all the consultation methods undertaken throughout the pre-application process. Such methods included one public exhibition spread over two days which enabled members of the local community to put forward their ideas about the scheme and how it could be improved to the applicant and design team.

Opportunities to take part in developing proposals

- 2.4 The public exhibition allowed the local community to familiarise themselves with the proposed development. The local community had the opportunity to ask questions of members of the design team as well as leave comments on a form to how the scheme, where feasible, could be improved.

Opportunities to be consulted and make representations on formal proposals

- 2.5 Once the planning application has been validated, a period of consultation will follow which will allow local people to make representations on the proposed development.

Opportunities for feedback and to be informed about progress and outcomes

- 2.6 As previously stated, the exhibition boards were made available after the event on the Hunter Page Planning website.

3.0 CONSULTATION METHODS

Public Consultation Event and Questionnaire Survey/Comment Sheet

- 3.1 The local community had the opportunity to view and make comments on the development proposal at a public exhibition held at Holmer Parish Church on Saturday 28th June and Tuesday 1st July 2014. Present at the exhibitions were the applicant and members of the design team including the planning, drainage, urban design and highways consultant.
- 3.2 Letters were delivered to properties within close proximity to the proposed development site. The letters notified residents of the time, date and location of the public exhibition. Site notices were also attached to lampposts around the surrounding area of the site where pedestrian movements were greatest. The event was also publicised in the local newspaper in two editions, one two weeks before the exhibition and the second in the same week as the exhibition.
- 3.3 The display boards at the public exhibition showed the illustrative layout, site analysis, landscape and ecology constraints and strategies of the proposed development, drainage and highways constraints, mitigation and enhancement measures. A copy of all the exhibition boards are attached to this statement at **Appendix 1**.
- 3.4 Comment forms were also made available at the exhibitions and all visitors were invited to complete them once they had familiarised themselves with the development proposal and asked any further questions of the development team. A seating area was provided for the public to complete the comment form or there was the option of taking a pre-paid envelope and return them to Hunter Page Planning at a later date. This option provided flexibility to those who attended. A copy of the comment form is attached at **Appendix 2**.
- 3.5 As part of this process a number of transport related concerns were raised. Where practical the proposals have been updated to address the issues raised:
- Concerns were raised that the principal street would be used by Heavy Goods Vehicles (HGV's) and this could potentially have implications for future and existing residents. In response it is now proposed that the principal street will be subject to an appropriate

weight restriction and a 30mph speed limit with various traffic calming being used to implement this.

- Concerns were raised that it would become increasingly difficult for vehicles to enter Roman Road from Kempton Avenue, and that there would be increased delays for vehicles joining Roman Road from existing driveways. A number of measures had already been identified to assist with such manoeuvres (additional pedestrian crossings and signalised access to reduce speeds and provide gaps in traffic), however with reference to these comments it is now proposed that the 30mph speed limit be extended west of Kempton Avenue and this will be accompanied by a gateway entry feature to further lower speeds.

- 3.6 A total number of over 150 people attended the public exhibitions on Saturday 28th June and Tuesday 1st July 2014. A total number of 50 comment sheets were received.
- 3.7 Meetings have also been held with members of Pipe and Lyde Parish Council and Holmer Parish Council. Recommendations were made to the applicant and development team which, for example, related to the use of POS, location of the care home and S.106 contributions. These comments have been noted by the applicant and design team.
- 3.8 The above methods of consultation are in line with the guidance identified within Herefordshire Council's Statement of Community Involvement and the National Planning Policy Framework and has enabled the local community to have a thorough and meaningful input to the development proposals up to the point of submission of the planning application.

4.0 SUMMARY OF COMMENTS FROM EXHIBITION

4.1 A summary of all comments received is provided below under the comment form headings.

Do you believe this site is an appropriate location for the approximated scale of development (460 dwellings including 60 extra care dwellings) being proposed?

4.2 In summary, 17% of respondents were positive about the location of the site for the proposed development, 70% of respondents stated they didn't agree with the proposed location for the development while 13% of respondents believed that the location may be appropriate for the proposed development.

4.3 For those who said yes (17%) , the following general comments were made:

- But only if ample provisions are made for open space first etc.
- Site appropriate but number of dwellings proposed excessive

4.4 For those who said no (70%), the following general comments were made:

- Dwellings proposed excessive
- Infrastructure strain
- Increased congestion issues

4.5 For those who said maybe (13%), the following general comments were made:

- If the council makes provisions to take traffic out of Hereford (e.g. Bypass)
- Infrastructure strain

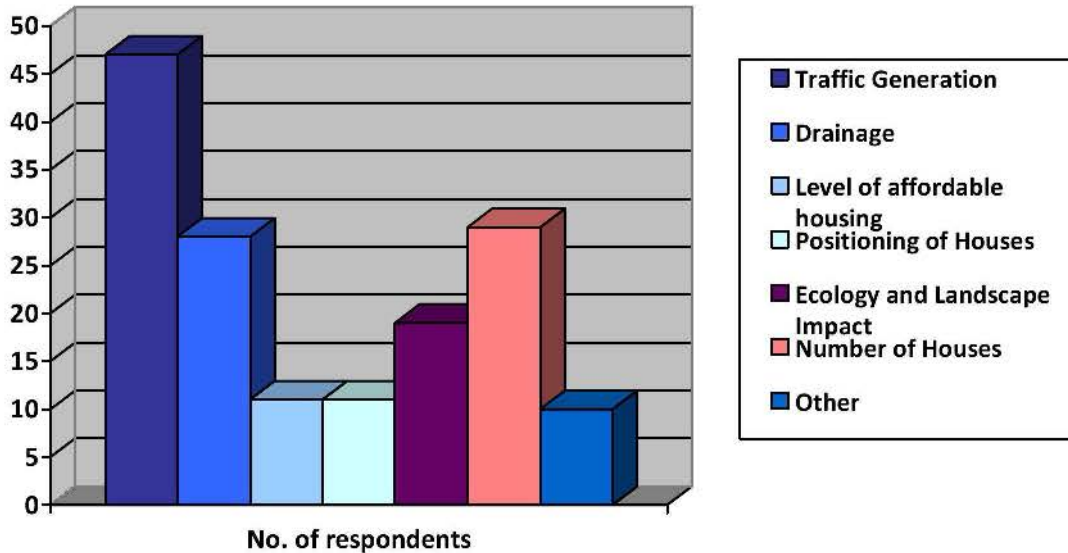
4.6 The greatest concern and reason to not support the location was traffic and then drainage.

4.7 The accompanying Transport Assessment states that the proposed development will not cause a severe impact to the highway network and therefore highway related issues cannot form a justified reason for refusal as per Paragraph 32 of the NPPF.

- 4.8 With regards to the comments about there being too many dwellings proposed for Holmer West, Herefordshire Council need to meet the identified housing need for the emerging Plan Period. Holmer West and the site is allocated for approximately 500 dwellings. Furthermore, the site has good public transport connections to the centre of Hereford (which will be enhanced with the development proposal) where a large range of facilities and services can be accessed. In terms of drainage, given the perceived risk of surface water flooding on Roman Road and the downstream racecourse it is considered that limiting the site to a fixed QBAR rate of **87.6l/s** could offer an improvement to local flooding issues.

Main Concerns with Development

- 4.9 When respondents were questioned what were their main concerns with the development, if any, 47 stated traffic generation, 28 stated drainage, 11 stated level of affordable housing, 11 stated positioning of houses, 19 stated ecology and landscape impact, 29 stated number of houses and 10 stated other.



- 4.10 For those who stated other, the following general concerns were given:

- Increased congestion on Roman Road
- Effect of additional traffic converging onto roundabout
- No extra schools, shops, doctors etc.
- Connection of mains water from A49 poor
- Location has been chosen purely to justify new A49 link road

- 4.11 It is clear that the main concerns from the development related to traffic generation followed by the number of houses and drainage. As established above the number of houses is below the number expected in the draft Core Strategy and the statutory consultees have not raised any objection to the proposed drainage strategy to date.

Do you think the general landscaping proposals, including areas of open space are appropriate?

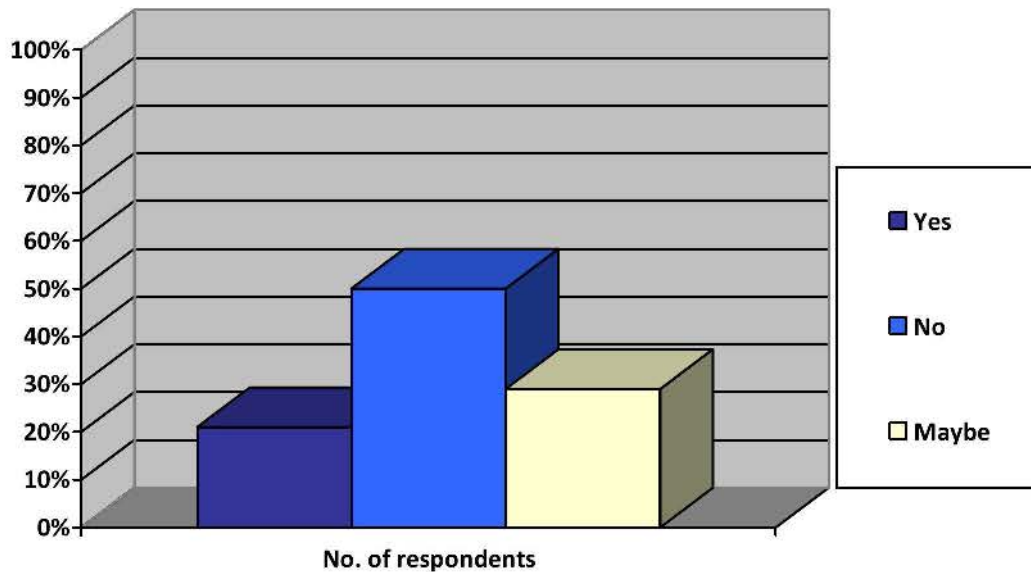
- 4.12 In summary, 44% of respondents were positive about the proposed landscaping while 56% didn't agree of the proposed landscaping of the development.

- 4.13 For those who were negative (56%), the following additional comments were made:
- Concerns over large pond at bottom of the site – spillage onto Roman Road
 - Ponds to collect water on housing estate – not appropriate and hazardous
 - Damage to existing view from current properties

- 4.14 It is clear from the analysis of the question that a number of the general public who responded to this question didn't agree with the proposals for the general landscaping of the development, although many were in favour. The main concerns raised were regarding the pond at the southern boundary of the site. This will actually hold water and control its discharge into the culvert underneath the Roman Road, thus representing a potential benefit of the development

Do you think the illustrative layout plan is appropriate?

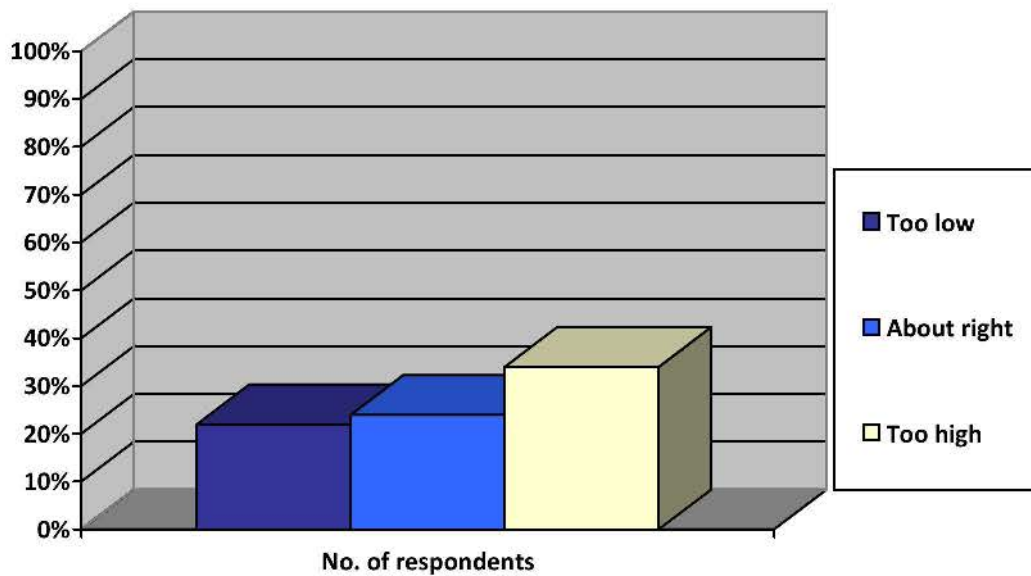
- 4.15 In summary, 21% of respondents were positive about the layout of the proposed development, 50% of respondents stated they didn't agree with the layout while 29% of respondents believed that the layout may be appropriate for the proposed development.



- 4.16 There were no submitted comments in relation to the illustrative layout. The proposed layout has changed throughout pre-application discussions with the LPA and to date there are no concerns over the illustrative layout.

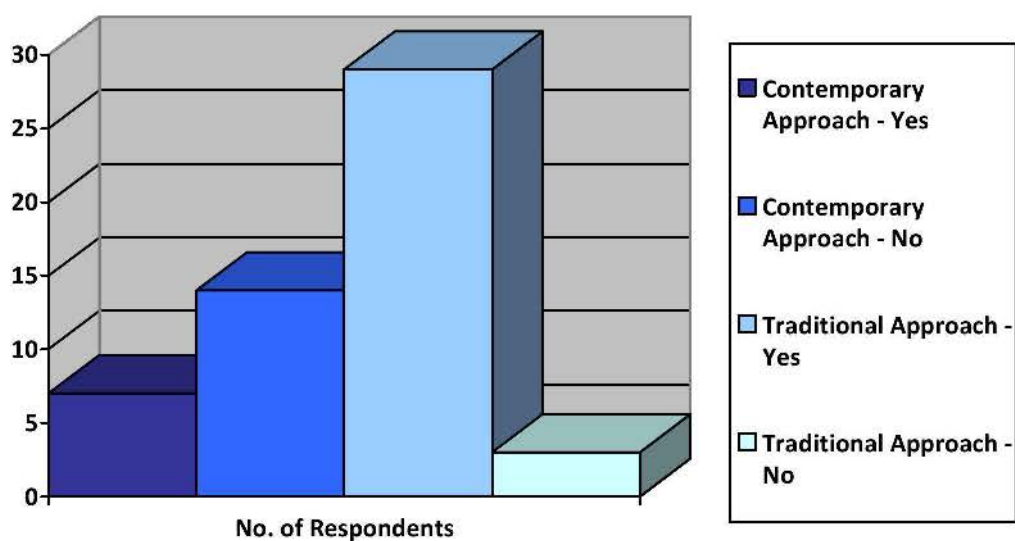
The proposal will provide for up to 35% of new housing to be affordable housing. Do you feel this proportion is too low, about right or too high?

- 4.17 When respondents were asked about the provision of up to 35% of the new housing to be affordable housing, 28% stated the level was too low, 30% stated the level was just right and 42% stated the level was too high.



In terms of design, would you support?

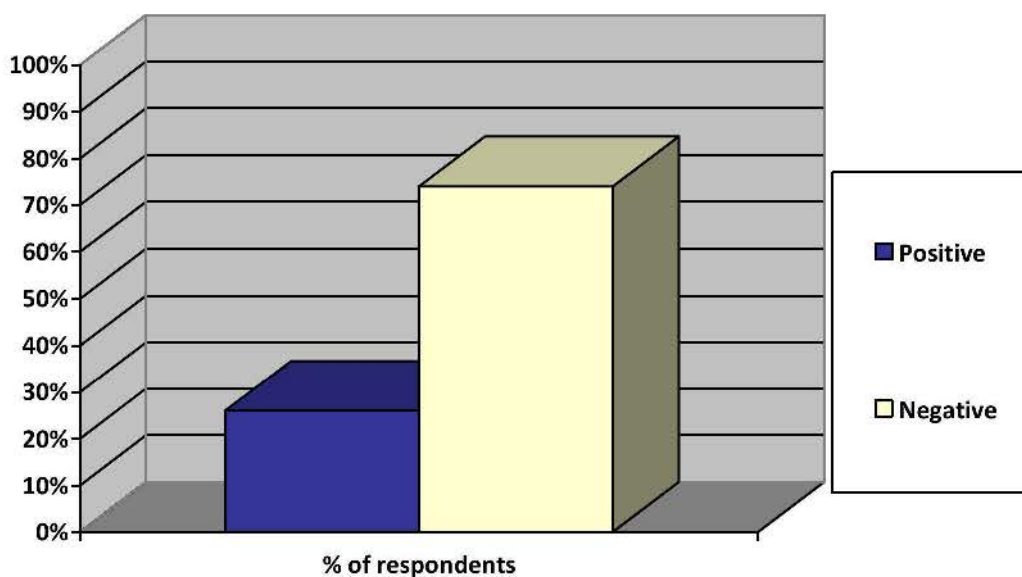
- 4.18 When respondents were asked in terms of design, which approach would you support, 7 respondents stated they **would** support a contemporary approach, whilst 14 stated they **would not** support a contemporary approach, 29 respondents stated they **would** support a traditional approach and 3 stated they **would not** support a traditional approach.



- 4.19 It is clear to see that opinions of the local community strongly favour a traditional approach towards design as opposed to a contemporary approach.

What do you think of the general access proposals?

- 4.20 When respondents were asked to rate the general access proposals (including the signalised junctions, link road through the site, pedestrian crossing etc.) 26% of respondents were positive, while 74% stated were negative.



- 4.21 For those who were positive (26%), the following additional comments were made:
- If all junctions are signalised – including existing
 - Will slow down traffic on both roads
 - Concerns that the proposed link road will not be enough to ease congestion on Roman Road
 - Site road needs to be restricted to 7.5 tonnes or access only
- 4.22 For those who were negative about the proposals (74%), the following additional comments were made:
- Increase traffic/ rat run
 - Signalised junctions will hold up traffic on A4103 even more so than currently

- Proposed signalised junctions – wrong place
- Exit from Kempton Avenue on Roman Road is already lethal – this will further aggravate it
- Increased pollution

4.23 It is clear to see that there is a certain level of concern over the access proposals within the local community. The main concerns relate to increased traffic and the main road through the development becoming a rat run.

4.24 However, the road will be aligned to restrict speeds to 30 mph so as to avoid it being a rat run. Raised kerbs, housing fronting onto the road are two examples of how the speed limit will be restricted. Signalised junctions will create breaks in the traffic making it safer for vehicles to exit from Kempton Avenue and pedestrian crossing will make it safer for residents to cross the road.

Do you support the park and ride proposal?

4.25 In summary, 40% of respondents were positive about the proposed park and ride, 28% of respondents stated they didn't agree with the park and ride proposal while 32% of respondents stated that they would maybe be supportive of the park and ride proposal.

4.26 For those who said no (28%), the following additional comments were made:

- Hereford can't make park & ride work now – lack of bus lane

4.27 For those who said maybe (32%), the following general comments were made:

- But positioned in the wrong place
- Need decent bus station

Overall the opinions of the local community are favourable towards the park & ride proposals. However, there were negative comments regarding the lack of bus lanes in Hereford suggesting that it may be too late for park & ride to work in the city.

Other Comments

4.27 The final question encouraged people to inform the Applicant and design team of any further comments they may have about the proposed development which may not have been covered by the preceding questions. The following general comments were made;

- Further concerns over increased traffic congestion
- Concerns with the additional strain on infrastructure
- Care home unlikely to get permission as there are already 3 in the parish
- Large development like this likely to lower value on existing properties in the area
- Already have poor drainage/ issues – will only be exacerbated with development
- Development would be beneficial for Hereford – need more affordable homes
- Area needs more 2 bed bungalows
- How energy efficient will new dwellings be?

5 CONCLUSIONS

- 5.1 The applicant sees the involvement of the local community as being vital to the development process. As previously mentioned in this Statement of Community Involvement the approach taken by the applicant and appointed development team towards consultation is in line with Herefordshire Council's guidance for community involvement.
- 5.2 The feedback received from the public consultations and the received comment forms have been used to inform the final development proposal. From the public consultation that took place, highways issues were by far the issue of most concern. As previously highlighted the proposal will not cause a severe impact on the strategic and local highway network and the highway works proposed will actually create a safer environment for traffic and improve connectivity or people using sustainable modes of transport.
- 5.3 General comments that were supportive of the plans included; the proposed development site is appropriate for development and that the general access proposals will slow down traffic along Roman Road and the A49.
- 5.4 The demonstrated use of community involvement methods have helped to inform and evolve the development so far. Such methods have allowed for greater communication between key consultees and the general public throughout the pre-application process.
- 5.5 Overall, the applicant and development team have consulted the general public in line with the principles identified within Herefordshire Council's SCI (2007) and the National Planning Policy Framework. From the feedback received from the various methods of consultation, notice must be given to the number of changes made to the development proposal to make it more accommodating to the local community.

Appendix 1:
Copy of Exhibition Boards

Introduction

Welcome to this public consultation for the masterplan proposal for Holmer West.

Our vision is to create a high quality new housing scheme on one of the Core Strategy allocated sites.



The site covers an area of 29ha on the northern fringe of Hereford and is identified as a part of the strategic urban expansion for Herefordshire, in the Core Strategy 2011-2031.

The proposal is to create a well-planned, high quality residential environment that forms a natural extension to the north of Hereford.

The scheme could provide 460 new dwellings of mixed size and tenure, including 35% affordable houses; market houses; a 60 bed extra care home; open spaces for play and informal recreation; a landscape setting with allotments, community orchard, and tree planting; and a safe and pedestrian friendly environment, with access to local footpaths and public transport.



St Bartholomew's Church



Holmer House - listed building to the east of the site

Bloor Homes is a family business established in 1962 by John Bloor who also owns Triumph Motorcycles.

Bloor Homes is one of the UK's largest privately owned house building companies, completing around 2,000 family homes each year on small and large sites.

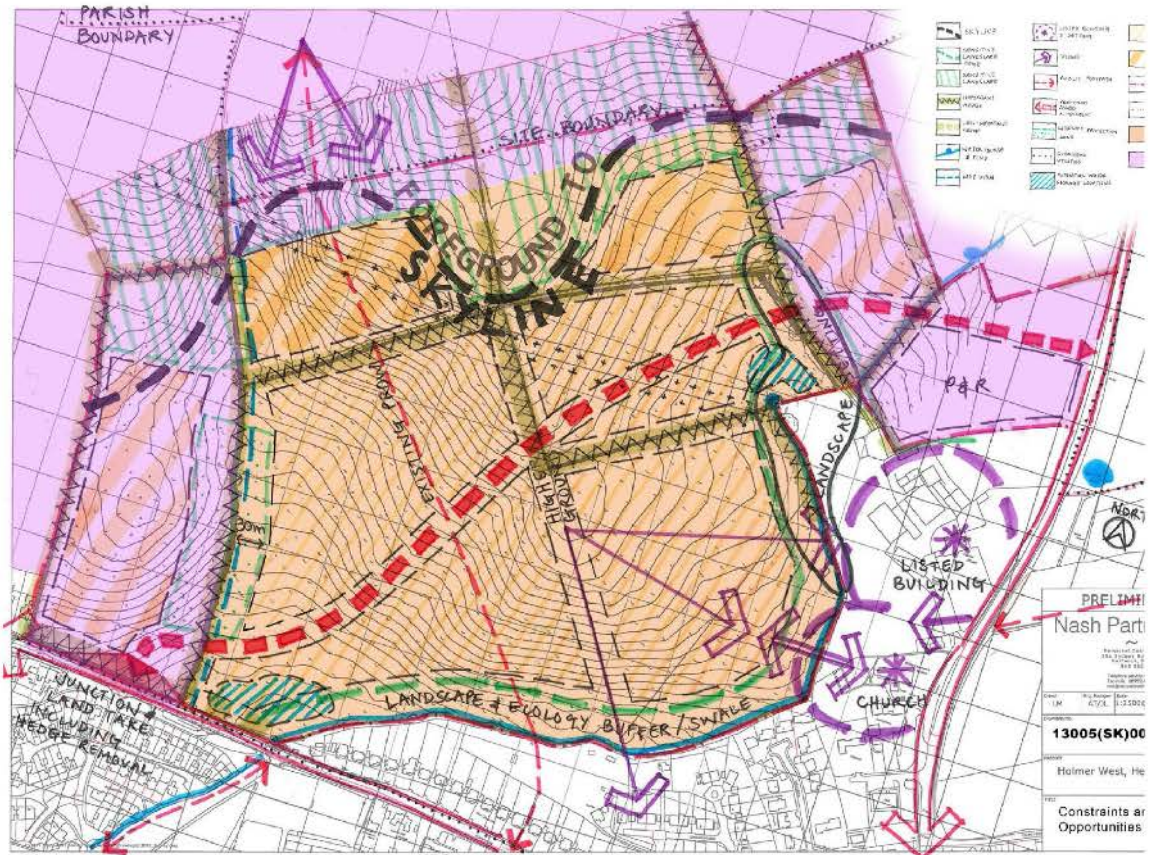
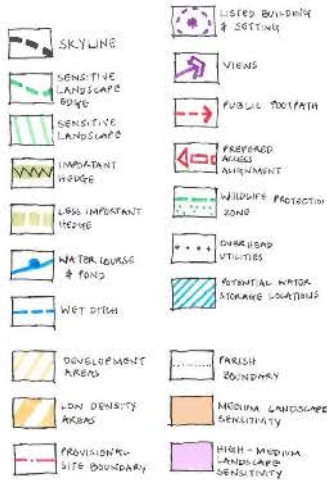
Bloor has considerable experience of working with local communities and the local planning authorities and welcomes your comments on its initial proposals for the allocated housing site at Holmer West.

BLOOR HOMES

The Site

The site presents exciting opportunities to draw out concepts of how open space and development can be arranged to create views, strong green routes and spaces, and routes that connect to the existing movement network.

Key



Key issues

- High ground** is important to preserve as open ground and provide a structured landscape edge to development
- Public right of way** to be protected and enhance existing routes across the site
- Existing hedgerows** have ecological value and provide structure to landscape
- Badger sett** to be kept free of development
- Existing pond** links to Ayles Brook
- New link road** is deliverable through the development
- Park and Ride** is deliverable and should be located near the A49
- Creating connections** to existing facilities in Bobblestock & Westfields
- Public footpaths** across the A49 to Holmer and Roman Road to Bobblestock



landscape trees/hedgerow retained; enhanced boundary; open space and green corridors



movement pedestrian routes; primary link road; secondary routes; pedestrian island crossing

Concluding Principles

density low - around courtyards; medium - along contours; medium - frame views to north



visual structure key frontage; focal point; key views framed



Key opportunities

- Introduce new planting and hedgerows**
- Respect setting** of the listed building and schedule ancient monument
- Church & Listed building** used as focal points
- Linear green routes** use the existing and new hedgerows as movement and biodiversity corridors
- Provide open space** linked to the countryside
- Ayles Brook** creates a pedestrian route with open space
- Protect areas of high ground** with suitable landscape treatment
- Retain landscape features** to give permanence and character
- Encourage walking and cycling** through a layout that promotes sustainable transport
- Water storage** in lowest areas

Holmer West, Hereford

Landscape and Ecology

Landscape Strategy

The landscape proposals aim to conform with Herefordshire's Green Infrastructure Strategy, with particular reference to local enhancements. These include creating linear habitats along Ayles Brook; planting

orchards and species rich hedgerows; establishing linear buffer areas of grassland; woodland and hedgerows; promoting and extending public rights of way and access to the countryside.



planted wild meadow



allotments



woodlands / community orchard



green infrastructure



-  EXISTING TREES
-  EXISTING HEDGES
-  PROPOSED TREES
-  PROPOSED WOODLAND
-  PROPOSED HEDGES
-  PROPOSED ORCHARD TREES
-  PROPOSED NATIVE SCRUB
-  AMENITY GRASS
-  MEADOW GRASS
-  ALLOTMENTS
-  ATTENUATION FEATURE
-  PROPOSED PLAY AREAS
-  PUBLIC RIGHT OF WAY

Ecology

Badgers: a main badger sett lies within the west of the site. This will be retained and safeguarded within the development proposals

Great Crested Newts & Otter/Water Voles: no evidence of these species was recorded

Bats: the majority of activity recorded was from Common Pipistrelle bats, with less from Soprano Pipistrelle bats. A sensitive lighting regime will ensure dark corridors are retained for bats. The inclusion of bat boxes within the site will provide new roosting opportunities

Birds: provision of birdboxes within the site and the planting of new native hedgerows, trees and woodland/copse would maintain and enhance nesting and roosting opportunities for birds



Holmer West, Hereford

Access

The Masterplan for the site has been developed to reflect the aspirations set out within the Draft Herefordshire Core Strategy, whilst also ensuring that connectivity and permeability for all modes of transport is maximised.



Vehicle Access

Vehicular access to the site will be provided at two locations.

A spine road between the two access points is proposed. It is anticipated that this will provide relief to the Starting Gate roundabout by providing an alternative route for existing vehicles travelling between Roman Road and the Holmer Road.

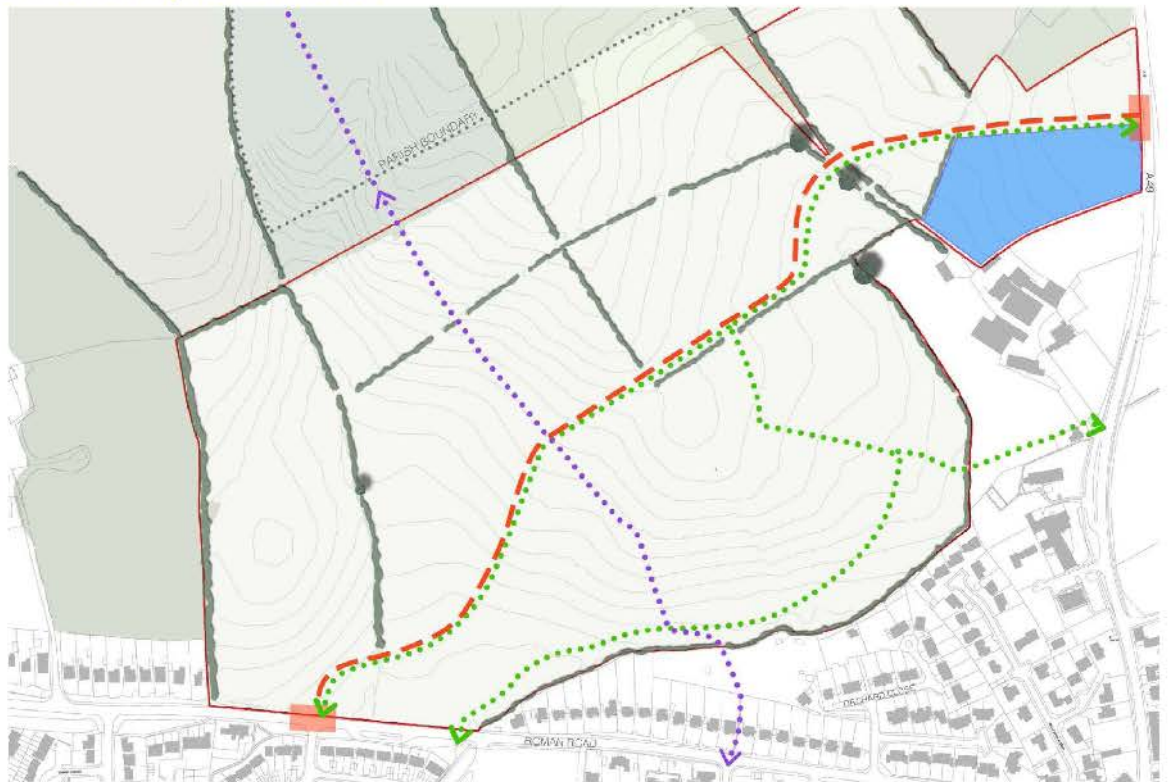
Park & Ride

The proposals include the provision of a Park & Ride facility for up to 350 spaces.

Walking and Cycling

A network of internal cycle/footpaths will be provided to encourage residents to walk and cycle. Connections will be made to the A49 Holmer Road and the A4103 Roman Road, whilst the existing Public Right of Way running through the site will be retained.

On site improvements



Off site improvements



Off site improvements

The site is within a reasonable walking distance of a number of local facilities.

To encourage walking and cycling from the site, consideration is being given to the provision of three controlled crossing points.

Improvements to cycle facilities are also being considered along Roman Road.

Improvements to the Public Right of Way through the Racecourse are also proposed.

Public Transport

In addition to the Park and Ride it is also proposed that existing bus services will be enhanced and improvements made to bus stop infrastructure near the site.

Holmer West, Hereford

Drainage



example images of attenuation ponds incorporated into landscaping and development

Surface water

The site currently drains to the Ayles Brook and the ephemeral stream via sheet runoff.

In the main development area attenuated surface water will be stored in one of two SuDS ponds. The ponds will treat the runoff from the development prior to it leaving the site, and also offer amenity and ecological gains.

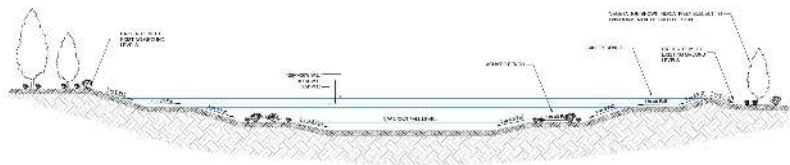
Foul drainage

Welsh Water were commissioned to undertake a hydraulic modelling exercise of the sewage infrastructure within the vicinity of the site.

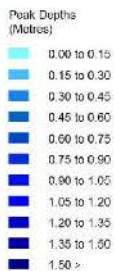
This confirmed that the foul water sewers to the southeast of the site (at the A49) have sufficient capacity for the development.



Existing flooding condition along Roman Road



indicative section of the lower attenuation pond

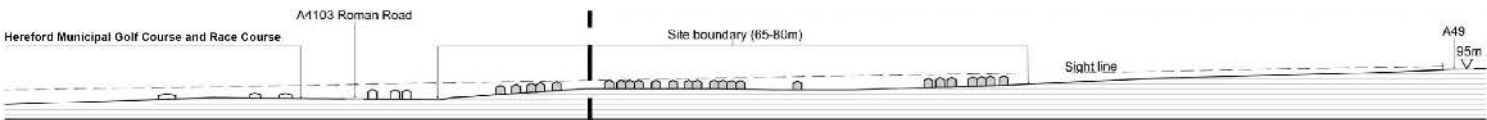


Flood Risk

The Ayles Brook flows around the eastern and southern boundary of the site. An ephemeral (dry weather) stream flows through the western proportion of the site. Both of these are culverted under Roman Road to the south of the site.

The built development will be located outside of the floodplain and within Flood Zone 1 to avoid flood risk from these sources.

The development will aim to reduce flood risk posed by the stream, as well as the Ayles Brook, by restricting the contributing runoff from the development to the 'greenfield' rate.



Section A-A: North-south through the site

Holmer West, Hereford

Character and Materials

Landscape Character



4 St Bartholomew's Church



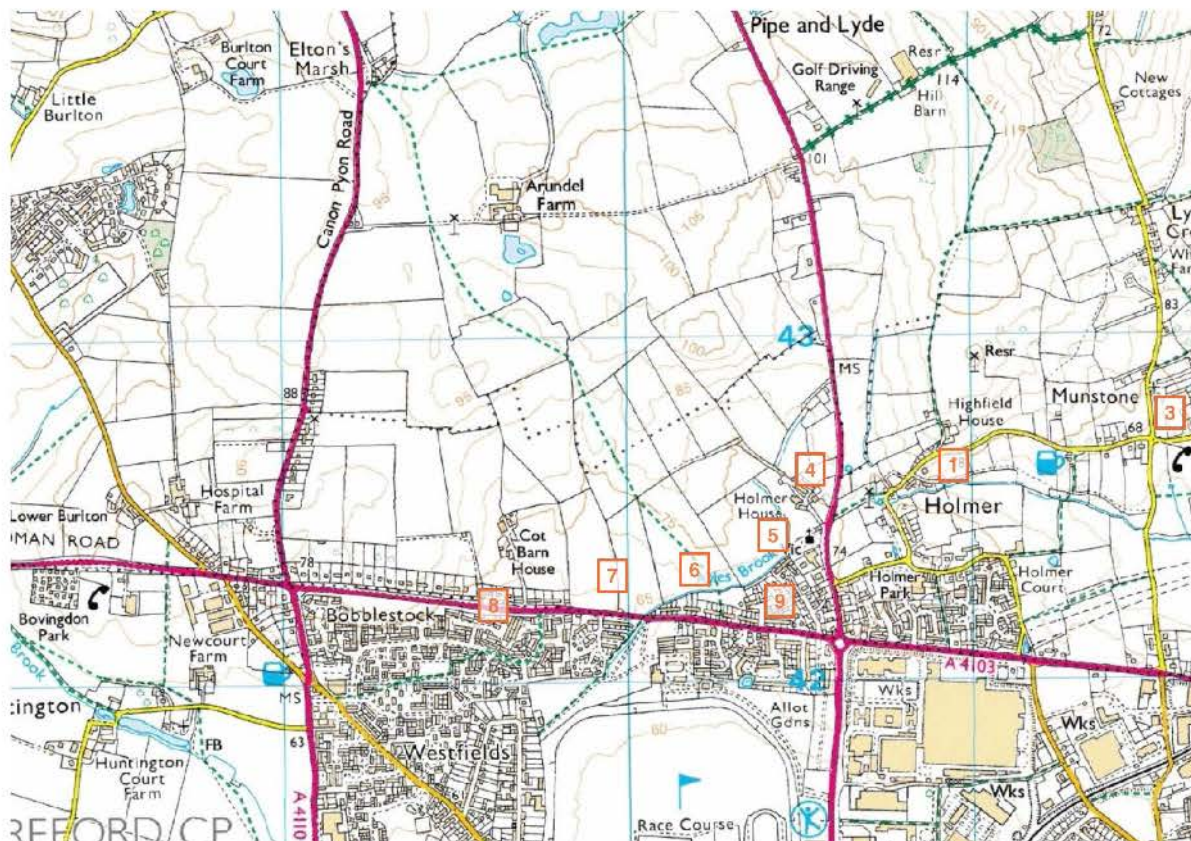
7 Existing hedgerow



8 Existing stile to PROW



9 Ayles Brook



Rural Character



1 Holmer Village



3 Munstone



8 Roman Road



9 Orchard Close



Burghill



Burghill



8 Roman Road



Whitecross Road

Local Character

Local Materials

Boundary Treatments



Holmer West, Hereford

Illustrative Masterplan

The masterplan provides up to 460 new homes in a mix of flats, terraced houses, semi-detached and detached houses, ranging from 1 - 4 bedrooms, as well as sheltered accommodation for the elderly.



Middle character areas: middle terraces with leafy avenues

This area extends across the development from east to west, at a medium density, providing opportunity for semi-detached and linked detached avenues rising up the contours



Indicative street elevation link-decked dwellings slapping up the contours with materials softening darker tones

Indicative street elevation of semi-detached dwellings rising up the contours along tree lined streets

Care home

A two storey 60 bed extra care home is proposed for the site. The facility will support the Council's Housing Support for Older People Strategy.

The scheme is at an outline stage, setting out the principles for the site.

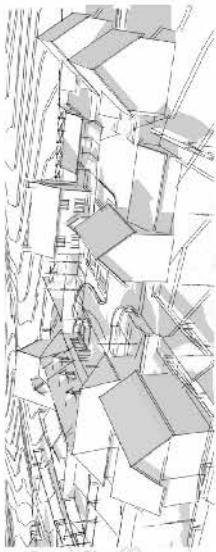
The proposal incorporates:

- 400 dwellings with car parking
- 60 bed care home, with car parking and amenity space
- Open space provision including play and informal recreation
- Allotments
- New link road connecting Roman Road and A49
- New Park and Ride facility located close to the A49
- Green corridors maintaining and enhancing ecological habitats



Upper character area: farmyard clusters and shared courtyards

This area acts as the interface between the countryside and the development, with dwellings at a low density set around irregular courtyards with shared surfaces reminiscent of farmyard groupings



Indicative perspective image of a shared courtyard space reflecting the local barn typologies

Lower character area: arts and crafts garden layout

Streets following the contours with a combination of terraced and detached houses that overlook the green corridor along Ayles Trook and the formal central open space



Indicative street elevation of a terrace of arts and crafts houses with detached units creating strong ends



The character areas shown here illustrate a subtle transition from urban to rural that creates a scheme responding to the context and location of the site at the edge of Hereford.

Holmer West, Hereford

Next Steps

Your comments

Your comments are important to the next steps. This exhibition is our opportunity to hear your comments.

Please provide any comments you would like us to be aware of on the response form. If you would prefer to make your comments at home and by email please either take one of the address slips or put your email address and request in the visitor's book.

We shall continue liaising with the Local Planning Authority, statutory consultees, and the Parish Council in preparation of an outline planning application for development in the coming months.



Blue Stones, Rearsby



Circa Cheltenham, Cheltenham



Egerton Green, Altrincham



Cherry Hinton, Cambridge



Vale Royal, Northwich



Moreton Park, Morton-in-Marsh



Littlecombe, Dursley

Other Bloor Homes developments

Please give us your comments to inform the final proposals.

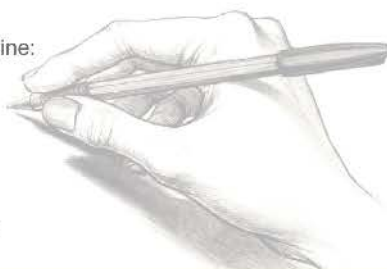
You can do this by:

- Completing the comment form and either depositing it in the boxes provided or emailing/posting to the address below.
- Electronic copies of the forms are available via the email address below or you can simply email with your comments.
- The material shown at this exhibition will be available online:

www.nashpartnership.com until 18 July 2014.

email: guy.wakefield@hunterpage.net

post: Hunter Page Planning, Thornbury House,
18 High Street, Cheltenham, Glos, GL50 1DZ



Thank you for your time

BLOOR HOMES

The consultant team

Bloor Homes: Housing developer; **Hunter Page Planning:** Planning consultant; **Nash Partnership:** Urban design & architecture consultant; **Phil Jones Associates:** Highways consultant; **Ecology Solutions:** Ecology consultant; **SLR:** Landscape consultants; **Worcestershire Archaeology:** Archaeology consultants; **BWB:** Engineering and Environmental consultants.

Appendix 2:
Comment Form from Exhibition

Your comments

Name:

Address:

public consultation

28th June 2014/

1st July 2014

Development of land to the north
of the Roman Road, Hereford.

1. **The Herefordshire Core Strategy identifies Hereford for significant growth in the County and allocates the site in question for the development of 'approximately 500 dwellings' plus associated infrastructure. Do you believe this site is an appropriate location for the approximate scale of development (460 dwellings, including a 60 extra care unit) being proposed?**

☐ Yes ☐ No ☐ Maybe

Comment _____

2. **What are your main concerns with the development, if any?** Please circle your answer?

* Traffic generation	* Drainage	* Level of Affordable housing
* Positioning of houses	* Ecology and landscape impact	* Number of houses
▪ Other _____		

3. **The proposal shows a low density of development with large areas of open space. Do you think the general landscaping proposals, including the areas of open space are appropriate?**

☐ Yes ☐ No

Comment _____

4. **Assuming the proposed scale of development is acceptable do you think the illustrative layout plan is appropriate?**

☐ Yes ☐ No ☐ Maybe

Comment _____

5. The proposal will provide 35% of the new housing as affordable housing. Do you feel this proportion is:

- a. Too low (not enough affordable housing)
- b. About right
- c. Too high (too much affordable housing)

Please circle your answer.

6. In terms of design, would you support -

A contemporary approach

☐ Yes ☐ No

OR:

A traditional approach

☐ Yes ☐ No

7. What do you think of the general access proposals, including the signalised junctions, link road through the site, pedestrians crossing etc? Please circle your answer.

Good

Average

Poor

Please explain your answer below.

8. Do you support the park and ride proposal? Please circle your answer.

☐ Yes ☐ No ☐ Maybe

Comment _____

9. Other Comments

Thank you for taking the time to fill in this questionnaire.

Data Protection: Hunter Page Planning Ltd has a commitment to protecting personal information and treating this in accordance with the Data Protection Act. All completed questionnaires that we receive will be processed and submitted within a Statement of Community Involvement as part of a planning application to the respective council. All personal details will remain confidential and will not be passed on, sold or used for any other purpose. By supplying personal details you are agreeing that we may hold this information.

Please return by Friday the 11th July 2014 to Hunter Page Planning Ltd, Thornbury House, 18 High Street, Cheltenham, GL50 1DZ.