

Committee: COMMUNITY COMMITTEE

Agenda Item

Date: 22nd January 2009

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Title: **POTENTIAL REDEVELOPMENT OF HOLLOWAY
CRESCENT AND HOLLOWAY CLOSE**

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Item for
decision

Summary

1. This report advises Members of the progress made on the consultation for the proposed re-development of Holloway Close (Phase 2) in Leaden Roding.

Recommendations

2. Members note the consultation work carried out by officers.

Background Papers

5. The following papers were referred to by the author in the preparation of this report and are available for inspection from the author of the report.
 - Housing Initiative Task Group minutes
 - Community Committee minutes
 - Responses from Community consultation
 - Responses from residents living in Holloway Crescent sheltered housing and Holloway Close

Impact

6.

Communication/Consultation	Consultation has been carried out with local residents in Holloway Crescent, Holloway Close and the area surrounding it
Community Safety	Safety needs to be considered if building work goes ahead
Equalities	Equality and diversity is a key issue for the Council with regards to housing provision
Finance	Funding may be required from the Homes and Communities Agency Could bring in a capital receipt to the Council

	Cost of additional off street parking
Human Rights	None
Legal implications	Conveyance of land to Swan
Sustainability	The scheme will be built to Code for Sustainable Homes level 3
Ward-specific impacts	Leaden Roding
Workforce/Workplace	Staff time in moving forward with the potential redevelopment

Situation

7. Reports were brought before members in June 2008 and September 2008 to update them on progress made on the potential redevelopment of the sheltered accommodation at Holloway Crescent and properties at Holloway Close.
8. In September the re-development of the sheltered housing block and associated parking area at Holloway Crescent, Phase 1, was approved by Members for implementation. Discussions have since taken place with planners and a planning application for submission will be prepared in due course.
9. Members also agreed in principle, that the development of Holloway Close proceed, as phase 2 of the scheme, after a further period of consultation
10. Since September Officers have continued to visit residents of Holloway Crescent and Holloway Close on a regular basis to ensure that everyone is kept updated and that any concerns they may have can be discussed in the privacy of their own homes. These visits have been valuable in determining peoples' thoughts and aspirations for the future.
11. A further public meeting was held with local residents on 3 December. Plans were presented showing the proposals for Phase 2 and feedback sought.
12. Officers and representatives from Swan again encouraged people to give honest feedback for the updated proposals. Notes from the meeting are attached in Appendix 1. As well as general opposition to the whole proposed development (Phase 1 and 2) specific concerns were raised relating to parking and traffic, density, play areas, school capacity, incorporation of flats specific property concerns and building phase. These have been/will be addressed as follows:
 - a. Parking and traffic - relevant traffic concerns are being pursued with the Highway Agency and the provision of additional off street parking is being explored by the Council. The architect has also been asked to

- revise the plans to incorporate additional parking for existing Council properties backing onto the proposed Phase 2 scheme where there is no vehicular access.
- b. Density – it is intended to keep the number of properties below the permissible density for this type of location. Swan will be discussing this with planners as part of the application process.
 - c. Play areas – a play area will be incorporated in the revised plans. Consultation will need to be carried out with the Parish Council regarding the possibility of an additional play area off the estate.
 - d. School capacity – Swan will be having discussions with Essex County Council and the school about the future capacity. Initial research of the school capacity data show the following: Net capacity 2007 = 210, number on roll 2007 = 214. Net capacity 2010 = 210, number forecast on roll = 163.
 - e. Incorporation of flats on Phase 2 – plans were drawn up to address the housing need in the area which highlights a need for smaller accommodation. Further discussions will need to take place with Swan to assess the viability of providing 1 bedroom houses instead of flats.
 - f. Specific property concerns – residents will continue to be consulted individually over specific concerns
 - g. Building phase – the contractors will be made aware of residents concerns
13. Since the public consultation event a meeting has been held involving Swan, Uttlesford Council and the architects, MSA, to discuss the current plans in the light of the consultation feedback. Further revised plans are being drawn up to address concerns regarding Phase 2 and will be presented to the next committee meeting.

Risk Analysis

13.

Risk	Likelihood	Impact	Mitigating actions
Residents of the sheltered bungalows at Holloway Crescent and residents of Holloway Close do not feel that they have been listened to or their	1	4	If scheme progresses high levels of consultation to continue to be carried out to ensure that residents are part of the process and can continue to offer suggestions.

views taken on board			
Available parking reduced for existing residents	2	3	Carry out feasibility study to assess whether additional parking spaces can be provided
Increase in traffic	2	3	Consult with Highways
Funding from the Homes and Communities Agency is not forthcoming	1	4	Investigate new PFI opportunities

1 = Little or no risk or impact

2 = Some risk or impact – action may be necessary.

3 = Significant risk or impact – action required

4 = Near certainty of risk occurring, catastrophic effect or failure of project.

