

Holloway Crescent and Holloway Close, Leaden Roding

Feedback for Public Consultation Exhibition
3rd December 2008

Introduction

A Public Consultation Exhibition regarding Swan's proposals for land owned at Holloway Crescent and Holloway Close by Uttlesford District Council was held on Wednesday 3rd December 2008. The Exhibition was open from 2 p.m. until 7 p.m. and was preceded by a run through of the plans with representatives from the Leaden Roding Concern Group. Approximately 100 people attended the exhibition. The plans utilised to demonstrate the current proposals are replicated below.



Written Feedback

Visitors to the exhibition were asked to write any concerns regarding the proposed development on to post-it notes and to attach them to the flipcharts provided. The verbatim comments are reproduced below. They are grouped under common themes.

General opposition to the proposed development

- Definitely not happy with the amount of properties, not happy about the flats! Not happy about parking spaces, school facilities. The village isn't big enough to accommodate the amount of people involved.
- Strenuously object to any proposals to the development of the site presently occupied by Holloway Close because it will be to the detriment of the present population.

- The plans disclosed to us here today confirm our worst fears. This is cramming and an affront to the wishes of the majority of existing residents. This scheme is purely a moneymaking one and has NO OTHER BENEFIT!
- Sneaky and underhand!! This proposed development gets worse and worse. It'll look worse than Harlow and will destroy our village. It is far too large – it is a greedy money making scheme.
- It's not "fair" – It's not acceptable. We do not want this – full stop. Leave this village alone. Put some play areas in for kids not more houses to house social rubbish.
- I feel offended by this agreement and strongly disagree.
- I am generally against the proposed development. I have major concerns regarding emergency services access and the fact that these plans encroach on my property.
- I hope you listen, understand and take onboard our fears and reasons. And act on them in our best interests not yours (Swan) or Ms Barker. Personally I hate the idea you will change the balance of people and our lifestyles. For the better, I think not!!
- If this was done behind your property – would you want it – be honest? No of course not, neither do we.
- Why have you decided this?
- Why is this happening?

Parking and traffic

- Concerned about the lack of parking provision for Stage 2
- Parking issues are a concern. A drop kerb onto my front garden plus drive would alleviate the parking at the side of my house and therefore help my neighbours.
- Propose extra parking facility in spare parking area adjacent to flats 5 - 15 and 5A – 15A. No 11A.
- Parking?!
- More parking would be a huge benefit. Planned proposals look good.
- Parking for 55a and 53a Holloway Crescent - possibly not build plot 6a of phase 2 to accommodate our cars.
- What about parking for the land-locked houses in Holloway Crescent? Susan Barker has asked that an access route and parking to be provided for these houses as part of the development.
- What will Swan / Council do for the vehicles (10) currently parked on the old garage site – where will these vehicles go?
- PARKING – not enough parking at the moment. Plans show too many houses and not enough parking. Lose some houses.
- No wood fronts! No flats! Do not touch our green!
- More speed bumps down towards your development – not outside my house.

Density

- Why so many houses on Phase 3. Eight at present, 30 in the future. Parking, school and access onto main road for extra traffic. Please take this into consideration.
- Too many properties but other than that it looks ok as long as they are not built like the monstrosities up the road. Ps Leave the green alone.
- Not 30 dwellings please. 20 or 25 at the most please – we have to live here.

School capacity

- I have 210 children in my school now, so how can you be sure that there will only be 163 in 2012?
- School will not cope with further children? Become then and us situation? Property prices will inevitably be affected?
- School population? We moved to the village for a village, not a small town. Why one bed flats when demolishing one beds?

Incorporation of flats

- Flats? Why have these appeared on the plans?
- First mention of flats!! We do not want flats. Too many houses on the Close development.

Play areas

- Where will the children play? Why is this going ahead?
- Do not have the flats but create access for others in Holloway Crescent and play area for the new homes
- Village play area is needed in the community but not to be incorporated on an estate
- What provision will Swan / local Council make for new families and play space? Not on the green
- Play area for children. Not enough amenities for all these extra people

Building phase

- If the trucks come down, what are you going to do if the cars get damaged? You're doing this for money, you're going to have to pay them back for the damage

Specific property concerns

- We bought our house as it is – not for flats to be at the back of our garden – not for a car park behind our garage – more people – more noise, more fumes. Please no. This is a quiet village.
- I do not want this development behind my property. I DON'T WANT A CAR PARK BEHIND MY HOUSE, CREATING NOISE ETC.
- At the moment you are treating us like idiots! We are not idiots, we are just human beings! Why are you doing this? Can you answer that? No! Of course you can't. Instead of treating us like idiots, tell us the truth!!!
- Why are you building behind our house?!! If those trucks that bring the supplies come, I won't be able to sleep! Also they are going to disturb our house! YOU CANNOT DO THIS!!!! It will also disturb our neighbours.

Miscellaneous

- Final proposal plan photos. Please may residents have one to help understand? Ideal.
- No path should be put between Holloway Close and Crescent – as per police advice.
- Is it Woodlands Park in disguise? Are the flats and properties at Holloway Close being given to local people?

Additional Feedback

In addition to the feedback taken from the post-it notes, there was feedback passed to Swan as follows:

- The owners of one property claim they have a right of access across some of the Council's land. They have agreed to forward a copy of their deeds in exchange for copy of the current plans
- The owners of a neighbouring property claim that they own one of the garages we propose to demolish
- There is a preference for 1-bed houses rather than flats

Next Step

A meeting has been arranged involving Swan, Uttlesford Council and MSA to discuss revised the current plans in the light of the consultation feedback. This meeting is scheduled for 1.30 p.m. on Monday 8th December 2008 at the Uttlesford District Council Offices, Saffron Walden.