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Answers

The site has multiple levels, is it wise for the independent living building to be at the top of what is quite a high elevation?

Yes, in terms of the site levels, the building's location is quite elevated. However, our civil engineers have addressed the levels of the sites and we've made sure that all roadways and footpaths leading up to that independent living building conform to accessibility standards of the British Standards and Building Regulations; allowing full access, especially for wheelchair user.

Are you isolating elderly people?

From the conception stage, we were really keen to keep the boundary of the independent living building open, so residents don't feel isolated. The communal lounge is designed to look out over the main estate, so that residents feel part community. The lounge will have patio windows which can be opened up, so there is this communication and natural overlooking of the landscaped feature garden area, all of the independent living building and the other homes.

The independent building now has a pitched roof (previously flat) as well as being three storeys high. Don't you think it will dominate the area as it's as big as the school.

The Independent Living Apartment building has been located in the area of the site surrounded by mature . The majority of these trees are to be retained as part of the proposals, which will provide a visual screen between the proposed building and neighbouring properties.

The natural gradient of the land means the ground floor of the apartment building is a storey lower than the street level of Wetherby Close, resulting in the building appearing to be 2 storeys rather than 3 storeys high when viewed from the Close.

The apartment building follows a traditional form utilising a pitched roof with grey tiles. The building will be finished in materials such as brown and red brick to match the houses in the surrounding area. The proposed form and materials proposed have been chosen to specifically respond to the character of the area.

Is there any screening of boundary between school sports and house gardens?

The fence between the school site and the new housing developments is a 1.8m high close boarded fence. Although because of the change in levels of the north of the site; the boundary in some areas is a retaining wall, which means that the sport area is actually lower than that area of the housing site, so that change in levels again will stop overlooking from the sports field.

There are particular guidelines used to establish the ideal distances of the sports fields and the houses. There were also acoustic studies carried out to make sure that the houses were spaced far enough away from the multiple utility games areas.

Which trees are being removed, some trees are many years old and their effect on the environment is below as well as above ground?

Following a full tree survey, the arboriculturist has identified which species of trees are good or poor quality, and the location of the root protection zones. They have also advised us which specific native trees we ought to be providing to replace the ones that are being lost due to the proposed development. Our goal has always been to retain as many good quality trees as possible. During the design process we have had numerous negotiations with the ecologists, the arboriculturists and BCP's Biodiversity Officer. The independent living building's access road has been reconfigured to minimize the impact on the trees and the root protection zones; and which has helped us retain at least two other good quality trees.

Unfortunately, we will lose 14 good quality trees, however we would be replacing those with 56 new trees, which will enhance the site. Obviously, the quality and the types of tree will also help to improve the environment, the

wildlife, and the ecology. We have also been advised that to further enhance the wildlife we should increase the level of natural hedges by several hundred metres across the site, these have been located along various boundaries along Kitchener Crescent, around the independent living building's boundary and other locations. This will also be an enhancement for nesting birds etc.

Can you identify which trees (14 good condition) are being removed?

We have a tree plan and tree quality report which shows the exact trees that are being removed and the trees that are being retained. This will be submitted as part of the planning application and then obviously this is being discussed in great depth with the councils' arboriculturist and ecologist. This has now been loaded onto the website for people to study in more detail.

What type of lighting is going to be used in the independent building car park?

The ecologist had suggested that the external lighting around independent living building will have to be very low level, due to the native bats, and will probably be bollard type lighting. This would normally form one of the conditions of a planning approval; where we need to provide location, lighting levels and specific details on how we propose to minimize disturbance to the wildlife, and while still making sure that effective security lighting is achieved with anti-glare features.

Can you confirm that there will be no access of any type from Wetherby Close?

We can confirm that there will not be any access from Wetherby Close.

What added drainage is being made as existing developments are infilling and seem to have raised water levels in the area. Is improved drainage being created. The south area has always flooded.

As part of the design process our civil engineers have looked at how the drainage is to function properly, including both foul and surface water. The surface water was deemed to be a big concern in terms of how we discharge the surface water and at what rates we can discharge off the sites. Our solution is to use underground attenuation tanks on the both sites, which enables water to be stored on the site and then discharged off at a much slower rate. This was agreed in principal by Wessex Water. The use of permeable paving is also used to prevent rainwater to run-off along Kitchener Crescent.

Will there be gaps in fencing between houses for mammals? I've seen 'hedgehog highways' in developments before

Our ecologists have produced a report, with suggestions for bird and bat boxes, specific fence gaps etc for hedgehogs.

Will it be safe to have a wildlife pond near the young children's play area?

The children's play area will be surrounded by low 1.1m open metal fence and will also be gated.

The wildlife pond will be surrounded by low 1.1m open metal fence, so the wildlife can go through, but which will prevent children being able to get to the water. The wildlife pond will be a fairly shallow pond, but it will attract the wildlife in the area.

Would it be possible to make the park accessible to older children? Seems a shame to limit it to under sixes, lots of natural play structures are suitable for a wider age range.

There is a planning requirement to provide an area for this size of development. In planning in terms, children's play area are dependent on the number of houses you have. You start with the local area of play for younger children and then the bigger the development that gets the larger the playground becomes in terms of age groups. It is generally expected that older children will be able to go further for larger play equipment whereas younger children are not expected to go as far. Of course, there is an existing recreational ground within walking distance, which will be appropriate for older children.

Living on the hill we know elderly people have issues getting to local bus stops unless they live on a level with the Buses. So, the authority has moved bus stop to the bottom of the hill because of this issue.

We will need check, as the idea was that the residents of the independent living building could use this path and use these bus stops.

At present, trying to drive through Kitchener crescent at school time is very difficult now. Cars parked on both sides of the road (on double yellows). Is it going to be monitored? Or road markings changed?

There currently are two sets of traffic calming measures and double yellow lines adjacent to the school. Our housing development should not create any further problems; however, the school planning application will have covered vehicle movement and parking during drop off and pick up times. We can pass on these concerns to the BCP school team.

Is there a way to manage be busy periods of pick up drop off at the school? Lots of cars, park on Kitchener Crescent and surrounding streets.

This would have been considered as part of the school planning application. We can pass on these concerns to the BCP school team.

There was an issue with the path mid-way up Hillbourne road It was used by the drug running community as a short cut through the school until it was closed and a way to escape the police.

This was something that the Council we're keen on and the early stage of the school master planning stage, and planning permission was approved with the condition to re-use the pathway.

To re-open up that pathway and link across the new estate is part of the school's travel plan. We have consulted with the Secured by Design officers, and the area will be cleared and made to feel safe with low level lighting to the link pathway. The independent living apartment building and the other homes will look out onto that path, which will provide a level of natural and passive surveillance onto that route.

Is there specific wheelie bin storage for houses?

We have provided bin storage for two bins which will be within the rear gardens of all of the houses. There will be gates to the back of the houses which will be wide enough to allow the bins to be taken in and out easily and there is level access from rear gardens and the pathways / alleyways.

If a house has 1 allocated parking space and the home is occupied by two car owners, what will they do?

The three bed houses have been provided with two parking spaces, whereas the two beds to the smaller dwellings have got on-street car parking, which is unallocated. This conforms to the current BCP planning guidelines for parking provision.

Generally, when there is on-street parking that is unallocated, it is a much more effective use of the parking space because you've often got people who are away or at work or out for the evening, and so the uses of those spaces are much more flexible, and so the idea is that you can accommodate similar higher number of households with less spaces because they are unallocated.

Are 16 visitor parking spaces enough? Will visitors tend to spill out into the area around the school causing dangerous access issues to parents with school children.

The BCP planning guidelines require the ratios of two parking spaces for three-bedroom houses and 1.5 to two-bedroom houses. There are also provisions for visitors, secure cycle storage to the apartment building and each house will also have a cycle storage shed to promote green travel plans. There is also a good network of bus stops in the surrounding roads.

What are the expected volumes of cars through the limited off and on-site entrances at the busy times of the school start? This is creating a real danger to life that does not currently exist. There are double yellow lines on both sides of the road at north site? Parents on school run often park on these and up on the kerb. Will you retain the yellow lines and pinch points that are on Kitchener Crescent?

We have had numerous discussions with BCP's Transport and Highways team; and their opinion was that the size of the scheme won't have a huge impact on traffic volumes to the surrounding streets.

Also part of the planning application there will be a traffic impact assessment report, but overall Highways are satisfied with the proposals that we put forward, and are comfortable with the design of the new access road entrances and we have provided good visibility splays, all of which comply with the Highway Design Guides.

It is likely that double yellow lines will be provided to either side of the site entrances. There are two traffic calming measures that are either side of the school along Kitchener Crescent.

The northern one will remain in place, which intended to slow traffic as they come in. However, the southern traffic calming measure will need to be relocated to a position that will not block anybody's driveway. This should also help manage the school traffic.

Please look at the volume of traffic at the start of day, is it worth the life of very small children that are not always traffic aware. Also, the catchment includes lots of homes in Creekmore who have no choice but to drive.

We fully understand these issues in terms of the children's safety. As part of the planning application our traffic engineers will need to submit a traffic impact assessment.

Although, a number of comments are related to school and the implications for drop off at the school, which we totally understand and as our developments are effectively either side it. We have certainly made a note of these questions and we will raise them in the wider context to the BCP school team, especially regarding the management of the drop-off areas.

Could you let us know how wide the access road to the northern site will be? for example, is it a single road?

Cars will be able to enter and exit at the same time, so the width is 6 meters wide.

Has the educational covenant on the land been properly removed? and a consultation been made with all those effected by removals of covenant?

The school will still use the land and will continue to use the site and everything else as part of their educational needs at this precise moment.

It will be something where we consulted on and addressed as part of the councils obligation going forward at the point where education have said that the site is no longer required in terms of the land, so it will be something the Council will be addressing. But the answer is no, it hasn't been at the moment.

There were lots of discussions at the school planning application stage with the Department of Education in getting them to agree what areas of playing fields are to be provided. There was a number of criteria that the Borough had to meet in terms of the Department for Education and obviously to achieve Secretary of State approval for the development of the new school and retention of land. There are 4 multi utility games areas and one larger playing field or football pitch. The school had to provide a high number of multi use games areas that can be used during the winter as well because in order to make sure that they've got enough external space to use all year round. That's been provided in the school's team. I think that to be fair, the developers of the school and the approval of the school is something that's has already happened, and they've been consulted and dealt with by the Borough. Therefore, we may not have the ability or knowledge to be able to fully answer this question.

The northern site road is in a different location in the 3d mock-up compared to the Architects' drawing, can you confirm the location please?

The way that this 3D image has been manipulated to work around our 3d image, unfortunately this doesn't look quite right. However, the actual location of the road is as shown on the site master plan drawing. The 3D images are artist impressions / visualization, as noted on the presentation.

What is affordable housing because, we referred to the fact that this site effectively would be developed up as affordable housing.

The technical name in terms of government statements is that affordable housing; is housing that's provided to eligible households whose needs are not met by the market. So, eligibility is determined by local incomes and local house prices.

So for example, affordable housing is about households that can't necessarily afford perhaps a full private sector rented accommodation or households that maybe can't obtain a full mortgage or are unable to pull together a sufficient deposit for a mortgage and that's effectively what we are trying to provide, that facility to do that and at slightly lower rents.

We've also referred to the term shared ownership, which is the correct reference. It is about offering people the ability for owners that can't afford a full mortgage or the large deposits etc; an ability to purchase a share of the property.

You may have heard it as 'help to start' mortgage schemes in the past. It is the ability for residents that want to become home owners, to purchase a much smaller percentage of the share of the property, whether that's 40% or whatever it is and then thereafter pay rent on the remaining amounts. But, they also then have the ability in the option to be able to then increase that share over time; so when they're able to do so, they can actually then increase that level of shared ownership and everything else and subsequently, the rental value will then reduce as well.

[Will the housing development be working in the evening like the school building works? Will residents be advised as/when?](#)

Under normal circumstances, we will have planning conditions placed on the contractor to work between the hours Monday to Friday and occasionally on Saturdays. Most of our developments are delivered during normal operating working hours and we have contractual conditions allowing work up to the hours of maybe 6pm. However, if there was an emergency or some work that cannot be stopped, out of courteous we would notify everybody in the area. Generally, we wouldn't wish our contractors to be working through the night disturbing the neighbours.

[Why there's no provision for bungalows and one-bedroom houses.](#)

We do have a number of other sites that we have developed that lend themselves better to individual one-bedroom properties or bungalows. However, bungalows are extremely costly due to the footprint of land that they take up. So often we are building for specific requirements and specific reasons. This site is very much about trying to fulfil local requirements and deliver effectively affordable homes for families and people. BCP council's current needs are to provide two and three-bedroom properties on this site. There are numerous constraints on this site, and particularly in terms of the two housing sites that are left after the new school has been built. However, the Council obviously want to maintain a functional school and within the middle of this site.

[New Houses should be available to people with local connection](#)

There is a central government requirement, in terms of shared ownership or affordable housing; and there are criteria that PHP have to follow. Often local councils are able to actually place local conditions as part of that selection process and potential residents, would have to register on the council's system. Likewise, there are similar elements that can be considered in terms of the shared ownership options. It may be that somebody had moved out of the area, but now want to move back to that area where they still have local connections. They may have local connections in terms of their family, and they may have moved out of the area for a few years to rent and now they wish to become homeowners in that local community again.

Affordable homes need to be in Broadstone, not constant concentrated into this limited area. Lots of small groups are better than this overloaded area

Our provision is that the council, are in desperate need to deliver affordable new homes to the community. We think this is a scheme that actually enables them to deliver that, it is a positive scheme which we feel opens effectively affordable rented and affordable ownership which from our experience on other sites, is very much in demand both in Poole across the whole of BCP Council.

Why are none of the properties social housing rented rather than affordable housing which is more expensive? There are many families on the waiting lists who would struggle to pay the affordable higher charge.

This scheme that has been developed is under the terms of 'affordable rented'. It is at slightly higher costs, but in fact it's all about making sure that we can deliver the project. The Council, from our point of view, obviously wants us to ensure these schemes that are developed and are affordable both in terms of their construction costs and everything else in terms of operating costs.

Affordable housing is the model that we can achieve that on. It can't often be achieved through social rented, so the overall scheme actually needs to go for a series of viability assessments to make sure that both the land, its construction and everything else is affordable. Any borrowing and repayment of this development is stacks up in terms of its financial ability in its financial assessment. Again, affordable housing, is in fact the scheme that enables these types of developments to work. So, this is not market rented, and not social. It's an affordable housing scheme, and that is the scheme that the Council have actually considered under this approach at the moment.

The indications and the conversations that have been had up until now, as part of these proposal are that it could be up to 50% shared ownership; which we understand from previous shared ownership projects that we've completed. There is a huge demand for people who literally who wish to become homeowners. Many people want help to get onto the housing ladder and shared ownership provides with that stepping stone ability to start to become homeowners. The stepping rights allow people to increase the level of ownership as and when they can afford it.

Do we know what the square footage for the houses in the proposal?

We have to conform to the minimum floor areas set out in the National Space Standards. The two bedrooms houses are designed to 79 square meters or 850 square feet. The three-bedroom houses are 94 square meters or 1011 square feet.

Will any streetlights be removed on Kitchener Crescent to accommodate the new access roads?

Streetlights and any BT lines etc in or around our access points we will relocate to suit.

It is a school site and should not be developed for housing without a consultation only including 8 people.

The Poole Local Plan, which was adopted in November 2018 under Policy U16, defined this site for 'Redevelopment and improvements to the existing school, with a minimum of 40 homes provided on surplus land'.

Planning approval for the school site was granted in August 2020 and this is the second public consultation for the housing project. We would normally a public consultation event in a local school or church hall, however due to the Covid pandemic; we don't have that option, so we're using various forms of media to get the information of this scheme across to residents as we are trying to be as visible as a transparent as possible.

We have hand delivered information packs to approx. 200 homes, including an explanation leaflet, a site layout drawing, a 3d visualizations and a detailed summary of the scheme. The same information has also been posted on our PHP website and BCP Council website has also posted the same information about this project. There has been a post on Facebook and an article by the Evening Echo. We are really trying to reach out as many people as possible.

Finally

We would like to thank everyone who has attended tonight, those who have raised queries or comments and those who have already completed the returned or online feedback form.

The questions and answers will also be posted on our website so that everyone can see them.