

Summary of Public Consultation

held at Hebden Bridge Town Hall, Saturday 27th Feb 2016

Summary

Following presentations from CLT trustees and Bauman Lyons architects the attendees (approx. 30 in total) formed two groups, where they were then asked to think about the following:

- What might you like to happen?
- What would your concerns be?

Following the 'Logo Visual Method' attendees were given a number of cards to write their individual thoughts on, which were then presented back to the group and clustered into groups which brought similar ideas together, the two groups overall ideas were then presented back to the group as a whole. The following is a short report summarising the predominant thoughts and ideas that emerged and highlights some key points. A full transcript of all comments can be found following the end of this summary report.

What would people like to see happen?

Affordable housing was of course prevalent throughout the discussions, and along with it what the definition of it would actually entail in this case, but also that it should be flexible to meet different people's needs in terms of the type of homes they should be but also in terms of different ownership/rental models as well as the possibility of co-housing & live work. There was an emphasis towards a desire for a mixed and varied community as a result of any proposed development and there was a strong desire for any development to be as sustainable in its design and as energy efficient as possible.

Whatever the proposed outcome maybe, there was a strong desire for continued and close engagement with local residents from the start, as well as the need to engage with and involve potential residents in the planning stages.

There was number of mentions of shared facilities that could benefit a new community built on the site, as well as those that could benefit the wider community as a whole. These were:

Site facilities:

- Workshop / Studios
- General shared facilities, e.g. Laundry
- Shared resources
- Shared building for community use
- Storage space

- Opportunities for 'innovative community' development
- Shared services

Community facilities:

- Park area for children
- Gardens / green space with trees
- Covered areas to get out of the rain
- Fire pit
- Public Art
- Allotments / Orchard
- Bike shed

It was also mentioned that through the development of the site the opportunity to improve the Heptonstall Road junction and general parking provisions on the periphery of the site.

Main concerns

In terms of any proposed development the main concerns from attendees centred around six main areas:

- Community Engagement
- The programme for what, if anything, is to be built
- The scale & massing and potential impact on current greenspace, neighbours & townscape
- Buildability and access issues, due to the nature of the steep site
- Environmental issues
- Loss of amenity

With regards to community engagement there was once again a call for involving potential residents, as well as neighbours and schools as well as the wider community. Risks about staying on vision for any proposed vision or idea were cited as well as the potential hijacking of such, but it was thought that community development would be better than the council or others building there eventually anyway.

Concerns about the scale, massing and general design of any proposed development were mixed at this stage and presented potentially opposing ideals which will need to be balanced. There was obvious concern from the immediate neighbours with regard to loss of privacy, especially due to the topography of the site.

Obvious buildability issues that are also set out in the structural report were mentioned, as well as particular concern from neighbours about compromising the integrity of the hillside and the risk of landslip and adding to the pluvial flooding problem.

Several environmental concerns were raised, especially surrounding the matter of air quality due to the risk of exacerbating the traffic problem and losing the trees/greenspace.

The loss of greenspace was mentioned a number of times, due to the loss of play space, general loss of greenery and risk of losing trees.

- Doesn't end up just commercial

AFFORDABLE

- Affordable
- For rental on shared ownership
- For rent not resale
- Mixed Community housing for different people?

SHARED FACILITIES

- Affordable rental, but incorporating community facilities (shops)
- Houses need some workshop or storage space
- Encourage more sharing + co-housing
- Co-housing please / shared facilities
- Combined housing workshop / studios

EARLY ENGAGEMENT

- Involve potential residents now
- Co- housing. Involve tenants in planning

ENERGY EFFICIENCY

- Low energy in use
- Energy efficient
- Green standard building – solar panels, well insulated homes – Gaia project
- Energy efficient
- Energy efficient!
- Energy efficient
- Sustainable energy – efficient
- Zero energy like Bedzed

SUSTAINABLE CONSTRUCTION

- Low energy in construction
- Locally sources materials, ie. no imported timber

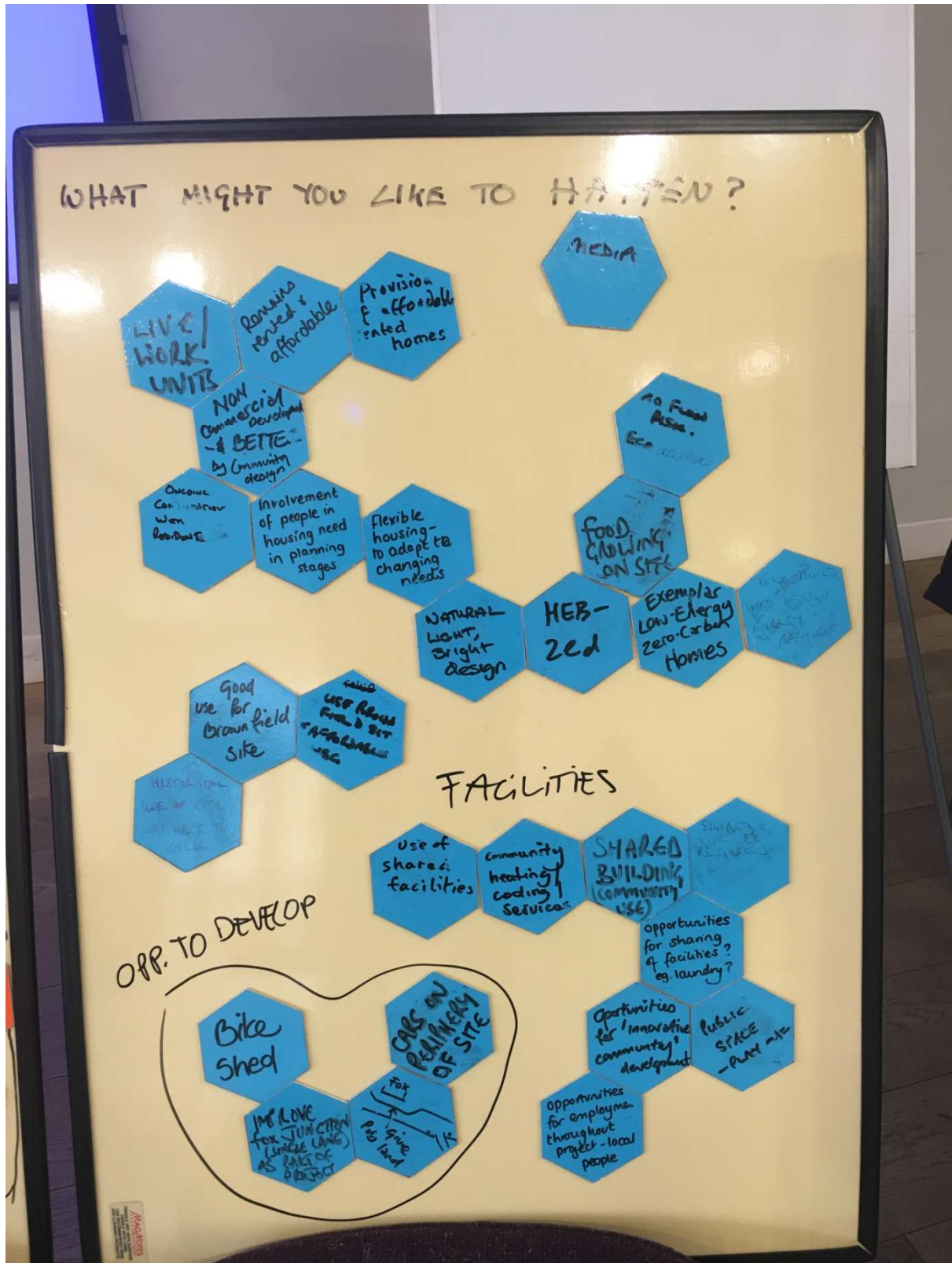
COMMUNITY FACILITIES

- Community park area for children
- Covered areas (rain!)
- Fire pit
- Public Art
- Shared allotment xxx?
- Orchard
- Gardens
- Maximise greenery
- Needs to stay very green
- Keep the trees (air quality)
- Garden space
- Keep the trees – green space
- Bottom ½ is less trees - plant more

LANDSCAPE

- Responsive to landscape – the trees xxxx hollow
- Terraced, as many as possible over + under dwellings – in keeping with HB Houses
- Interesting design
- Modern design
- As dense as possible in new build style
- As un-dense as possible
- Steps!
- Spruce up cuckoo steps
- Improve the junction
- A site entrance that addresses Hep. [Heptonstall] road

Group 2



PROGRAMME

- Live / work units

- Remains rented & affordable
- Provision of affordable rented homes
- Flexible housing – to adapt to changing needs

COMMUNITY ENGAGEMENT

- Non commercial development - & Better by community design
- Ongoing consultation with residents
- Involvement of people in housing need in planning stages

SUSTAINABLE

- Natural light, bright design
- Heb-Zed
- Food growing on site
- Exemplar low-energy. Zero-Carbon homes
- Eco-build use of sun energy efficient
- No flood risk. Eco exception

SITE

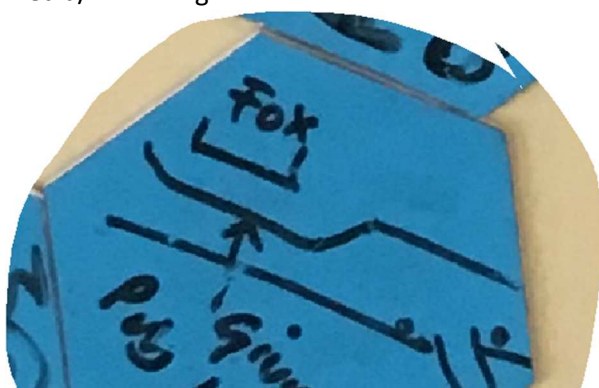
- Good use for Brown field site
- Use Brown field site. Affordable use
- Historical use of site may help to sell

FACILITIES

- Use of shared facilities
- Community heating / cooling / services
- Shared building (community use)
- Shared resources
- Opportunities for sharing of facilities? eg. laundry?
- Opportunities for 'innovative community' development
- Opportunities for employment throughout project – local people

OPPORTUNITIES TO DEVELOP

- Bike shed
- Cars on periphery of site
- Improve Fox & Goose junction (single lane) as part of project
- Media/TV filming



- Expense of building
- Will council build there eventually anyway

HOW TO ENGAGE THE RIGHT COMMUNITY

- Where are possible tenants involve young people in planning & design
- Bringing the wider community along with this
- Must involve folk who might live in houses now
- Schools

STAYING ON VISION

- Legislation right to buy?
- Hijacking of idea
- Ensuring status is maintained

MASSING

- 4 Storey building very imposing overlooking
- Something too linear
- Not individual dwellings

ACCESS

- Access – vehicle & on foot
- Only one access point from Heptonstall Rd. (vehicles!)
- Cars visible from off site
- Already no parking

AIR QUALITY

- Not exacerbate traffic / air pollution
- Air pollution / maximise tree preservation
- Area already an area monitored for pollution – levels already over legal limit – POLLUTION!
- Air quality losing trees

OBJECTION + DESIGN / CHANGE

- Local objection
- Antipathy from traditionalists
- Not too modern design

- No pastiche architecture
- How to handle materials + Design

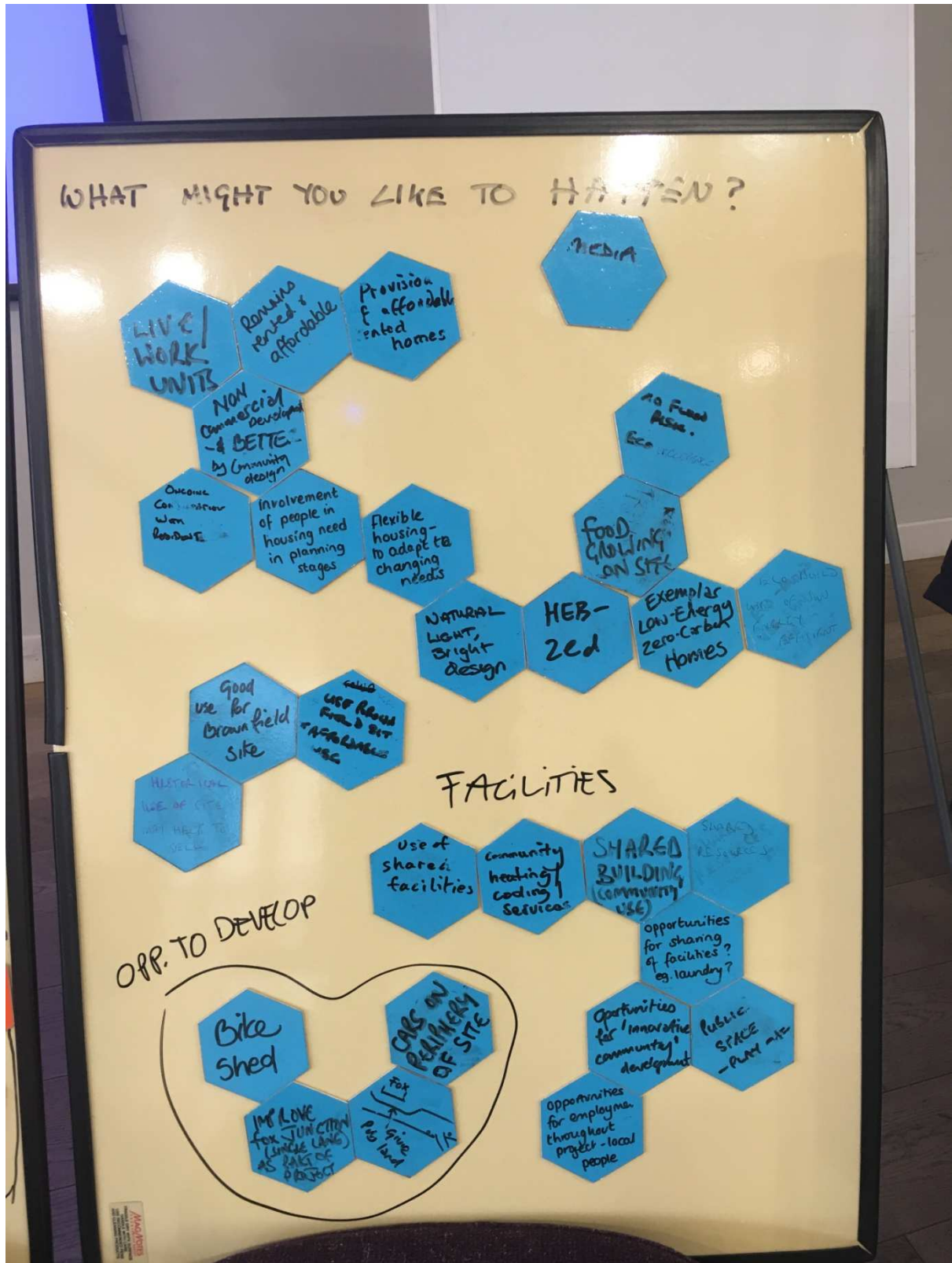
MANTAIN GREENERY

- Keeping it looking green
- Trees! 50 year old? - would we need to be planting more, not cutting them down!
- Loss of green space / trees

FLOODING & DRAINAGE

- Fluvial flooding – running down off the hill (e.g. 2nd flood of 2012) not from river!
- Drains & sewers. Already burdened which becomes a problem during heavy rain & floods

Group 2



PROGRAMME

- Funding the build
- Is 70 m2 adequate?
- Self build being hijacked by yuppies
- Mix to meet requirements
- Will it really be affordable?
- Housing sizes – affordably & WHO wants what?
- Will it remain in community ownership?

ACCESS

- Parking & traffic
- Major issue of car access and parking via Heptonstall Rd.

TYPE OF PLACE

- Work / live units
- An overly prescriptive approach to how people may choose to live
- Clarity about who the housing will be for
- Gaining community support
- Need to inform community those not here and the most likely to object
- Local Authority acceptance
- Community acceptance

BUILDABILITY

- Is it buildable?
- Compromised integrity of Hill side above high retaining wall
- Increased water run-off from loss of trees and increased hard standing

GREENSPACE

- Loss of green space and side play space for children
- Losing access to a public space

PRIVACY

- Privacy bedroom overlook planning
- Loss of privacy for homes & Hill side gardens on North Side of Bridge Lanes