

HOLWELL ROAD, PIRTON - FEEDBACK FORMS ANALYSIS

Introduction

A consultation event was held on Tuesday 13th September 2016 at Pirton Village Hall. The event ran from 4pm-8pm to ensure that everyone had a chance to attend, view the proposals and leave their feedback on the night. Additionally we gave residents the opportunity to send back their feedback via post and electronically.

In total, 198 people attended the public consultation event. There were multiple members of the same household at the event, so a total of 75 feedback forms were received on the day, followed by one letter and one online form sent following the event.

Outlined below are the responses to each question on the feedback form and a summary of the comments and points raised.

Sentiment Scorings

1. Do you agree with the mix of house types proposed for the site?

Strongly Agree	Agree	No Opinion	Disagree	Strongly Disagree	No Response
6	13	5	18	28	5
8%	17.3%	6.7%	24%	37.3%	6.7%

2. Do you agree with the design and layout of CALA's proposed development?

Strongly Agree	Agree	No Opinion	Disagree	Strongly Disagree	No Response
5	11	9	17	26	7
6.7%	14.7%	12%	22.7%	34.7%	9.2

3. Are you in favour of the use of traditional design materials proposed?

Yes	55	73.3%
No	9	12%
No Response	11	14.7%

Feedback themes

- Too many houses for the village and need for 2/3 bedroom homes and / or assisted living in the village (52).
- Transport (safety concerns for pedestrians & increased traffic on narrow road including construction traffic) (37)
- Concerns with housing style/design of development (22)
- Transport (access to site/roundabout design/parking spaces) (18)
- Impact on local facilities/school places/funding for extra facilities (14)
- Drainage/water pressure (3)
- Landscaping (screening for existing residents) (2)
- Effect on wildlife (1)
- Important that these houses are built (1)

Summary of feedback

Residents noted their thoughts on numerous aspects of the proposal, including the potential impact on facilities in the area, such as the local school accommodating extra children and local utilities being able to cope with a surge in demand. However, the two main points that received most attention was on the design and mix of homes, as well as transport access and safety.

Whilst over 73% of residents approved of the traditional design materials we are planning to use, some residents felt that the number of homes proposed was too many.

With regards to transport safety and access, we informed residents that we had consulted with Hertfordshire County Council's Highways Officers on a suitable transport and access scheme for the development and they expressed that the preferred form of vehicular access would be via a new roundabout. However, residents felt that the proposed roundabout was not in keeping with village and wouldn't do enough to ease traffic.

They also raised current parking issues along Holwell Road, particularly with regards to the row of terraced homes near to the entrance of the proposed development, where residents park their vehicles, blocking traffic and adding to congestion. To improve the current situation, we have suggested the provision of 10 parking spaces that these residents can use, to ensure Holwell Road is kept clear.

Elsewhere, there was some disagreement amongst residents on whether the proposed emergency access point should be used exclusively for emergency services, or opened up as a second site access point.

Conclusion

CALA's proposal is for a premium development of a high quality and considerate design that complies with the outline planning consent already received for the site and with local planning policy.

By holding a consultation event, CALA effectively engaged the local community to ensure residents were given the opportunity to feedback on the plans. We have taken on board all of comments provided and addressed the concerns and points raised, both directly at the event, and in our proposal.

ENDS