

Arcus Road 'Local Meeting'

Virtual Meeting at 7pm on 14.06.22

Attendees

The meeting was chaired by Cllr Andre Bourne. Cllr Coral Howard was also present.

LBL Planning were represented by James Hughes (Development Management Team Leader) and Louisa Orchard (Principal Planning Officer).

Phoenix was represented by Lesley Johnson (Director of Property and New Business), Angela Hardman (Head of Development), Steve Connor (Development Manager), James Turner (Associate Director, Mikhail Riches) and Isabelle Chamberlayne (Architect, Mikhail Riches).

The meeting was attended by 7 local residents

1. Following brief introductions Louisa Orchard explained the purpose of the meeting.
2. Cllr Bourne invited Phoenix to present an overview of the scheme. After an introduction by Lesley Johnson where she explained why Phoenix wanted to build new affordable homes on this site, Isabelle Chamberlayne gave a 15min PowerPoint presentation which described the new development and explained how resident consultation had informed their design process and the areas where resident views had changes elements of the design.
3. Following the presentation Cllr Bourne invited each of the residents to raise their concerns. In summary, the residents' concerns were:
 - Concerns that the new homes would bring additional people and vehicles to the area and that this would put pressure on the existing roads which that were already busy, had limited parking and were not pedestrian friendly in places.
4. In response, the Phoenix representatives explained the rational behind the parking provision for the new homes, the addition of the car club space which aimed to reduce local car ownership, and that Phoenix had agreed to fund measures to improve road and pedestrian conditions on the corners Glenbow/Arcus Road and Arcus Road and Swiftsden Way.
5. Residents were concerned by the quantum of new homes and the distance between their home and the new housing adjacent. It was felt the adjacent 3 storey flatted block would create an overlooking problem and cause a loss of privacy. Concerns were also raised by the proximity of the new electrical substation which serves the new homes.

6. In response, James Turner presented images showing the separation distances between the existing houses on Chingley Close (to be demolished) and no. 4 Swiftsden Way and then the separation distances between the new homes and no. 4 Swiftsden Way. In doing so James demonstrated that separation distances between existing and new remained similar. James also presented images which showed the window positions for both the existing homes and new and their overlooking potential (their field of vision). The images shown suggested that the windows of the new homes had less potential to create overlooking and loss of privacy than the existing windows in nos 2 and 4 Chingley Close.
7. Post meeting, the applicant review led to a proposal to obscure a single window located in the gable end wall of the flatted block on both the 1st and 2nd floors which we felt would remove any potential for loss of privacy. This detail was submitted to Louisa Orchard.
8. With regards the substation, the applicant confirmed that the proximity of the substation to no. 4 Swiftsden complied with UKPN's location requirements. Louisa Orchard requested that the applicant team provide planners with a drawing clearly indicating the separation distances between the substation and the surrounding properties. This diagram was provided post meeting.
9. Residents stated that the new development had one road in and out and was concerned that child play safety was not being considered. They felt that the Council was not fully considering the cumulative effect of all development activity in the local area and assessing its combined impact. They also asked the Council to ensure that development did not affect local green spaces and that these were protected.
10. Following this discussion, James Hughes was invited to explain the next steps. James confirmed that the planning officers would consider the comments made by the residents before making its decision. As part of this process the applicant would be required to provide further response as outlined above.
11. Cllr Bourne thanked everyone for their attendance and participation and the meeting was adjourned.