




# White Hall, Southmead Housing Consultation Report

## Overview of Responses

The White Hall housing consultation ran from Monday 15<sup>th</sup> January to Monday 12<sup>th</sup> February 2024, during which time the consultation website was visited 116 times. The consultation received 94 responses in total. In addition to the online survey, a physical consultation event was held at St. Stephens Church on Thursday 8<sup>th</sup> February where respondents could view proposals and complete paper surveys.

Survey respondents were asked several questions, the results of these are shown below:

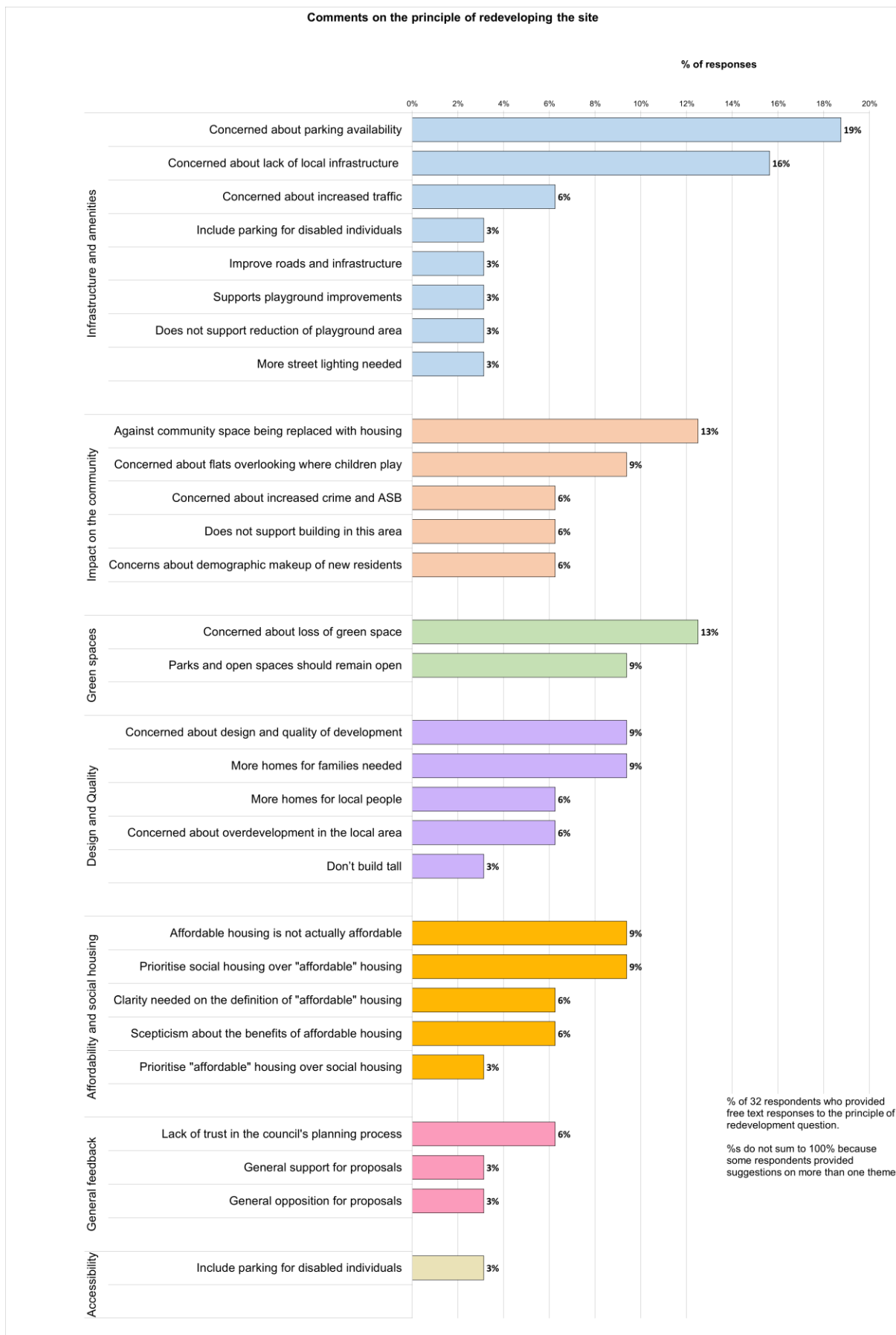
**Figure 1: Views on principle of redeveloping the site for affordable council housing**

Q1. "Do you support the principle of redeveloping this site for affordable council housing?"			Response Percent	Response Total
1	Yes		52%	48
2	No		32%	30
3	Support with concerns		16%	15

- 52% of respondents said they **support it**.
- 33% of respondents **supported it with concerns**.
- 16% of respondents said they **do not support it**.

Respondents were also asked to provide additional comments on the principle of redeveloping the site for use as affordable housing, to which **32 responses were received**.

**Figure 2: Summary of comments on the principle of redeveloping the site**



## **Infrastructure and amenities**

- **19%** said they were **concerned about parking availability.**
- **16%** said they were **concerned about lack of local infrastructure.**
- **6%** said they were **concerned about increased traffic.**
- **3%** said they **would like to see parking for disabled individuals.**
- **3%** said they **supported playground improvements.**
- **3%** said they **did not support a reduction in the playground area.**
- **3%** said **more street lighting was needed.**

## **Impact on the community**

- **13%** said they were **against community space being replaced with housing.**
- **9%** said they were **concerned about flats overlooking where children play.**
- **6%** said they were **concerned about increased crime and ASB.**
- **6%** did **not support building in the is area.**
- **6%** said they were **concerned about the demographic makeup of new residents.**

## **Green spaces**

- **13%** said they were **concerned about the loss of green space.**
- **9%** said **parks and open spaces should remain open.**
- **9%** said they were **concerned about the design and quality of the development.**
- **9%** said they felt **more family homes were needed.**
- **6%** said they felt **more homes for local people were needed.**
- **6%** said they were **concerned about overdevelopment in the local area.**
- **3%** said that **they did not want tall buildings.**

## **Affordability and social housing**

- **9%** felt that **“affordable” housing is not actually affordable.**
- **9%** felt that **social housing should be prioritised over “affordable” housing.**
- **6%** felt that **clarity was needed on the definition of “affordable” housing.**
- **6%** said they were **sceptical about the benefits of affordable housing.**
- **3%** felt that **“affordable” housing should be prioritised over social housing.**




## **General feedback**

- **6%** said they **lacked trust in the council’s planning process.**
- **3%** said they **generally supported the proposals.**
- **3%** said they **generally opposed the proposals.**

## **Accessibility**

- **3%** said that the proposals needed to **include parking for disabled individuals**.

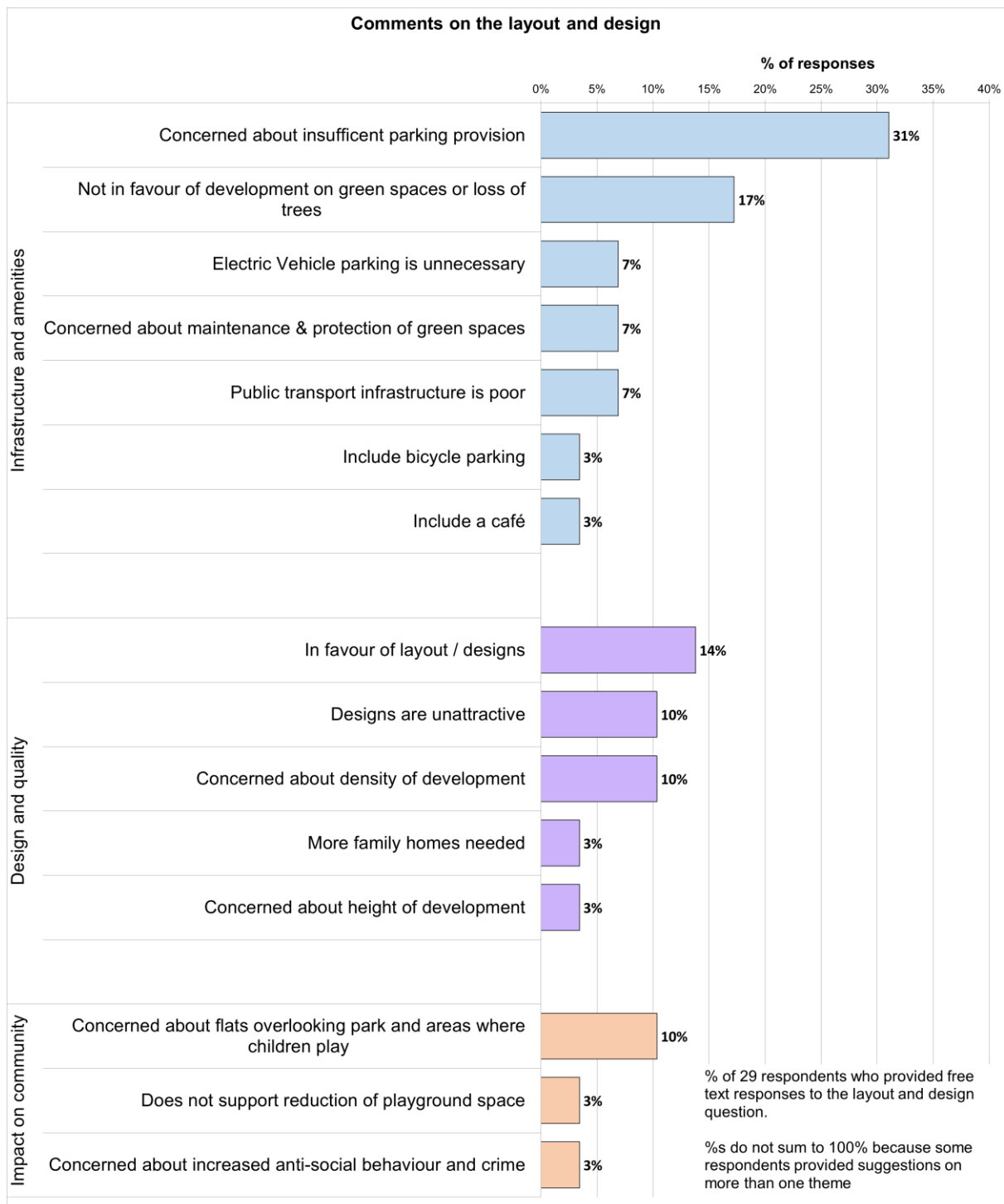
**Figure 3: Support for the proposed layout and design of the site**

Q2. "Do you support the proposed layout and design of the site?"				
			Response Percent	Response Total
1	Yes		45%	42
2	No		38%	35
3	Support with concerns		17%	16

- 45% of respondents said they **support it**.
- 17% of respondents **supported it with concerns**.
- 38% of respondents said they **do not support it**.

Respondents were also asked to provide additional comments on the principle of redeveloping the site for use as affordable housing, to which **29 responses were received**.

**Figure 4: Summary of comments on the layout and design of the site**



- **31%** said they were **concerned about insufficient parking provision**.
- **17%** said they were **not in favour of development on green spaces or loss of trees**.
- **7%** said they **felt electric vehicle charging was unnecessary**.
- **7%** said they were **concerned about the maintenance and protection of green spaces**.

- 7% said they felt **public transport infrastructure is poor.**
- 3% said they **wanted bicycle parking included.**
- 3% **suggested alternative uses such as a café.**
- 14% said they were **in favour of the current designs.**
- 10% said they **felt the designs were unattractive.**
- 10% said they were **concerned about the density of the development.**
- 3% **felt more family homes were needed.**
- 3% said they were **concerned about the height of the development.**
- 10% **were concerned about flats overlooking areas where children play.**
- 3% **did not support a reduction of playground space.**
- 3% said they were **concerned about increased anti-social behaviour and crime.**

## **You Said, We Did**

Below is how we have considered the main themes that were raised during consultation.

**You said:** Questions around whether the properties would be council-owned and have social rent

**Comment 1** - *“As long as they actually are going to be council flats. There are too many private houses around as I know lots of families waiting to be homed.”*

**Comment 2** - *“Affordable social rent - this needs to be clarified if they are all going to be council apartments or are some going to be privately rented but at affordable social rents.”*

**We did:**

We can confirm that the intention is for all twenty-three properties to be Council-owned and let at social rent which is typically the cheapest rental tenure available to residents.

**You said:** Concerns about insufficient parking provision

**Comment 1** - *“There needs to be more parking available for new tenants.”*

**Comment 2** - *“Only comment I have is in respect of parking as there does not appear to be many spaces (3 x EV & 1 blue badge). Is there potential for more blue badge parking?”*

**We did:**

Parking has been increased from four to seven residential spaces. The proposed disabled (blue badge) parking bay will be allocated to the occupant of a wheelchair compliant flat on the ground floor.

Were we to increase parking further we would lose land required to help mitigate for ecological impacts.

**You said:** Concerns about loss of green space and impact on wildlife

**Comment 1** - *“Constantly taking away green space and putting concrete everywhere is not good for the environment and wildlife.”*

**Comment 2** - *“Wildlife was greatly impacted in the area by the loss of Dunmail school and the not insubstantial playing fields. I've found hedgehogs in distress or dead around St Stephens. No doubt this change and the up and coming Glencoyne development will impact even more on the wildlife corridor.”*

**We did:**

We understand concerns around the impact the development could have on wildlife and have designed the scheme to limit this as much as possible, including reducing the amount of resident parking available in favour of communal landscaped areas. Landscaping will create new, wildflower grassland that will increase the value of the site for invertebrates which will in turn benefit species such as hedgehog, birds and bats.

Other enhancements include new native hedgerow and tree planting that will provide additional foraging and nesting opportunities for birds as well as foraging opportunities for bats.

8 trees will be removed during construction, with 17 new trees planted on site to mitigate for their loss.

Both the mature *London Plane* tree situated to the rear of the White Hall site and the *Sycamore* tree situated on the mound in the corner of the playground will be retained.

**You said:** Concerns about antisocial behaviour, security and safety

**Comment 1** - *“This is probably known but there has been significant antisocial behaviour on Glencoyne Square over the past year. I hope between this and other proposed development in the area that adequate consideration is made in the use of CCTV and police monitoring to stop the green being used to burn vehicles. The green space is not used appropriately but I hope as a local resident that these schemes can improve the situation.”*

**Comment 2** - *“Please also work with police 'Designing out Crime' officers to provide security and safety advice at every stage of planning and design, to mitigate the risk of creating dark or unsafe areas - do not rely solely on community surveillance.”*

**We did:**

Avon & Somerset Police's Designing out Crime team have been consulted on plans and provided feedback on how to improve security for the proposed scheme and on the need for adequate lighting.

We will continue to engage with the Designing out Crime team as plans develop.

### **Next Steps**

The planning application will now be submitted to the local authority. Residents will have the opportunity to review and comment on the application through the planning portal.