

Issues raised during resident consultation and officer responses

Dane Avenue	
Resident Questions	Officer response
Are you thinking of buying land off the surrounding streets to provide access to the new properties?	A small strip of land from the gardens at 10 and 12 Dane Avenue will be required to provide access to the site. Both tenants have been visited and agreement in principle reached.
Would the developers be responsible for improving borders between existing residents and the new homes?	Any development would be built to Secured By Design standards, which would ensure full height fencing to the new properties and the upgrading of any existing fencing backing on to the site that is not secure. The security of both the new and existing homes will be a major consideration if the scheme goes ahead.
Would the residents in the surrounding streets experience any disturbance? eg would gardens be dug up for drains?	It is highly unlikely that any surrounding gardens or properties would need to be accessed. The site traffic and works would be through the newly created road in to the site on Dane Avenue. In any building works there will be some disruption but we would work closely with the developing housing association to minimise the work.
Could road access be provided to the rear of my house?	Unfortunately not. Although detailed plans are yet to be drawn up the constraints of the site will not enable access to be created to existing homes.
Will the new properties be fenced in so people won't try to cut through existing gardens?	Yes. Any properties will meet Secured By Design which would involve full height fencing to the rear gardens of any new homes. Any fencing around the rest of the site would be replaced where it is not secure.
What will happen to the trees?	Where possible any existing trees would be retained. However it may be necessary to remove some or all of the trees, but any new scheme would include new landscaping.
How will we maintain our hedge if we lose access to the rear of our property?	Should the principle of the development be approved we would expect the housing association to work with the surrounding residents to discuss their boundary options.
There must be bigger, more viable sites?	Unfortunately there are not enough sites of any type to meet the demand for affordable housing. This site has been highlighted, after investigation, as a viable site for a small development of affordable housing.
Resident comments	Officer response
Loss of privacy to existing homes	As with any new development this is the primary concern of existing residents. Any detailed scheme would be designed to meet planning conditions relating to over-looking and proximity to surrounding buildings. The use of landscaping to provide natural screening would also be discussed at that stage.

Dane Avenue (continued)	
Loss of market value of owner-occupied homes	The surrounding area is traditionally one of local authority housing, and one in which many affordable rented homes still exist. On balance we feel that the development would have no significant impact on market value.
There is no current anti-social behaviour; building homes will attract it by putting families in a confined area	Although this has been the response from some of the residents, the houses around the entrance to the site have experienced a range of sustained anti-social behaviour. In terms of new homes increasing anti-social behaviour, it is effective management of the homes by the housing association will reduce that risk
The land should be planted with trees and kept as a wildlife reserve	It would be expected that the housing association would look to replace any lost trees, and the homes will be built to EcoHomes Very Good, which encourages the provision of a natural habitat for indigenous species in gardens.

Former Chapelfields Play Area	
Resident Questions	Officer response
Will the homes backing on to the site get a new rear boundary metal fence?	Any new development would be built to Secured By Design, and any existing fencing that does not meet that standard would be replaced, although it would be unlikely this would be with metal fencing.
Will the new houses be at the same height as existing dwellings?	Although there are no detailed plans at this stage, it is anticipated that any new development would not exceed two storeys. Residents will have an opportunity to comment on proposals through the statutory planning consultation.
Are the existing utilities strong enough to cope with extra dwellings without affecting the pressure at existing homes?	Should the development be approved investigations in to the current utilities provision will be undertaken and any development would work with the relevant authorities to ensure the existing and new homes have sufficient provision.
Will drainage from the existing houses be affected?	Approval would be followed up by a detailed site investigation to highlight any problems which would then be addressed during design and construction.
Will vehicular access be created to the rear of the existing properties?	Although detailed plans are yet to be drawn up the constraints of the site are unlikely to be able to facilitate this.
Resident comments	Officer Response
There are no anti-social behaviour problems associated with the land	Currently there are not although NEDL report frequent damage to the electricity sub-station. However, anti-social behaviour was the reason the play area failed. With any piece of spare land it is important wherever possible to design out the opportunity for vandalism and other anti-social behaviour.

Former Chapelfields Play Area (continued)

Any housing would be remote and isolated from the estate	Although on the edge of Chapelfields, the site is a natural extension of the estate, following the line of the beck.
The area would be better turned back into a play area for children	A play area would be difficult to manage at this location. The land will be replaced with a more suitable piece of open land at a nearby location.
New homes will spoil the outlook of existing homes	Any development would take in to account planning restrictions affecting views and over-looking, with the opportunity for local residents to comment through the planning process.

Morritt Close

Resident questions	Officer response
Will there be adequate boundary fencing to the rear of my property?	Any development would be built to Secured By Design standards which would ensure full height fencing to the new properties. The security of both the new and existing homes will be a major consideration if the scheme goes ahead.
What do you consider affordable housing?	“Homes provided at a price level that can be sustained by local people in housing need. It can include subsidised housing for rent, shared ownership, discount sale and low cost market housing. Its construction may or may not be publicly subsidised. Sometimes referred to as social housing.” <i>“City of York Council Housing Strategy 2006 –2009, page 120”</i>
Will the trees that are cut down be replaced?	Unfortunately if the development proceed it would mean the loss of some trees although where possible they would be accommodated as part of the development. The scheme’s design would also incorporate new landscaping.
Will this development be the first of a number on ‘spare’ land in Morritt Close?	This is the only area of land currently envisaged for development at Morritt Close.
Is Huntington to become the dumping ground for York’s rejects?	Any development will be for people in housing need who are unable to access the private housing market; - exactly the same purpose as the existing council properties in the area. In terms of new homes increasing anti-social behaviour effective housing management and sensitive lettings will reduce that risk.
The land floods. How will this affect ground floor flats?	If the scheme was to go ahead detailed site investigations would be carried out to assess and deal with any flood impact. Also, the homes would be built to Eco-Homes Very Good standard, part of which minimises the effect homes have on the storm drainage system.

Morritt Close (continued)

Why not build on the other sites around Morritt Close?	This proposed development is located close to the Victoria Way site, which is also proposed to be developed with 8 family houses for rent. Suggestions for other suitable sites for housing are always welcomed.
How do more houses = better security?	One of the disadvantages with spare land is that it leaves the rear of houses vulnerable to vandalism and burglary. By building carefully considered schemes to Secured By Design standards this risk can be reduced. Similarly a badly-lit area of spare land often attracts youths to an area which can be threatening to local residents.
What will happen to the bike shed and rotary dryers?	Any existing facilities would be retained or replaced elsewhere on the site.
Resident concerns	Officer response
The flats were originally built for older people. Residents live there because it is a quiet area	The flats are not designated as older people's housing either by design of the homes or through their allocation. It is true that many of the current tenants are older but there is no policy or expectation that this will necessarily continue to be the case.
The area being considered is a communal garden with some planting of flowers and fruit	The area is not a designated communal garden for Morritt Close.
The area is public land/common land	The area is council owned land and does not have an open space or common land designation.
A wildlife habitat will be destroyed	Any development would take in to account the existing maturity of the site. It would be expected that the housing association would look to replace any lost trees, and the homes will be built to 'EcoHomes Very Good' standard, which encourages the provision of a natural habitat for indigenous species in gardens
Anti-social behaviour stopped when the fencing was put up to stop access to the 68 Centre. Development of homes would reintroduce anti-social behaviour	The anti-social behaviour was the result of the land being used as a thoroughfare by youths to the 68 Centre. The proposed development would be served only from the existing access to Morritt Close. Effective management of the homes by the housing association will reduce the risk of anti-social behaviour.
Development will lead to parking/congestion/traffic problems	As part of any planning process, the impact on traffic would be considered and any measures advised taken. In terms of parking there should be no further problems as the development would be designed with sufficient parking. It may be possible to increase levels of parking overall for residents of the existing flats.
If the site could accommodate houses they would have been built originally	The site was designed based around the housing need and design guidelines at that time. The current demand in the Morritt Close area is for family housing and the council has a responsibility to identify sites where new homes can be provided.

Morritt Close (continued)

The area is not intended for young families	The area is not designated as being suitable only for particular types or tenure of homes. In the interest of creating mixed, sustainable communities and meeting housing need there is a need to provide more family housing.
Any new homes should be for the elderly	As above.
Housing association tenants cause problems already	No evidence was provided to support this.
There are more suitable sites nearby	Several responses included a map identifying surrounding sites. Some of these are already being developed or have been earmarked, whilst others have access issues. We will investigate fully their suitability for housing.
Value of owner-occupied homes will reduce	There is no clear evidence of this particularly in the York housing market which remains buoyant.
Loss of privacy for neighbouring homes	Any detailed scheme would be designed to meet planning conditions relating over-looking and proximity to surrounding buildings. The use of landscaping to provide natural screening would also be discussed at that stage.
Disturbance caused during construction	In any building works there will be some disruption but we would work closely with the developing housing association to minimise this.