

APPENDIX 1



Broxtowe
Borough
COUNCIL

Housing Delivery Plan Update Phase 1 New Build Sites (2019 - 2021)

New Build Delivery 2019 - 2021

The following sites have been identified for initial development between 2019 and 2021

1. Willoughby Street, Beeston,
2. Oakfield Road Garage site, Stapleford,
3. 51 Ilkeston Road, Bramcote (known as Fishpond Cottage),

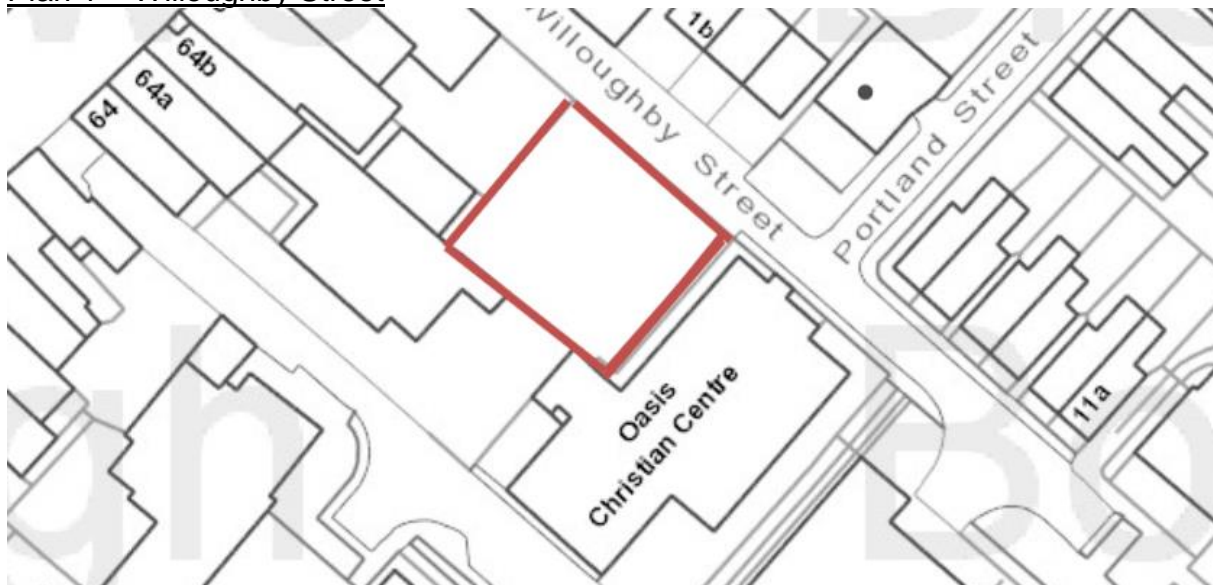
1) Willoughby Street, Beeston

A development of two dementia friendly bungalows for rent is underway at Willoughby Street, Beeston. The scheme has been funded by the Nottinghamshire Better Care Fund. The two bungalows will form part of the Council's stock.

Projected Development Programme

Completion	Late 2020/early 2021
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Plan 1 – Willoughby Street



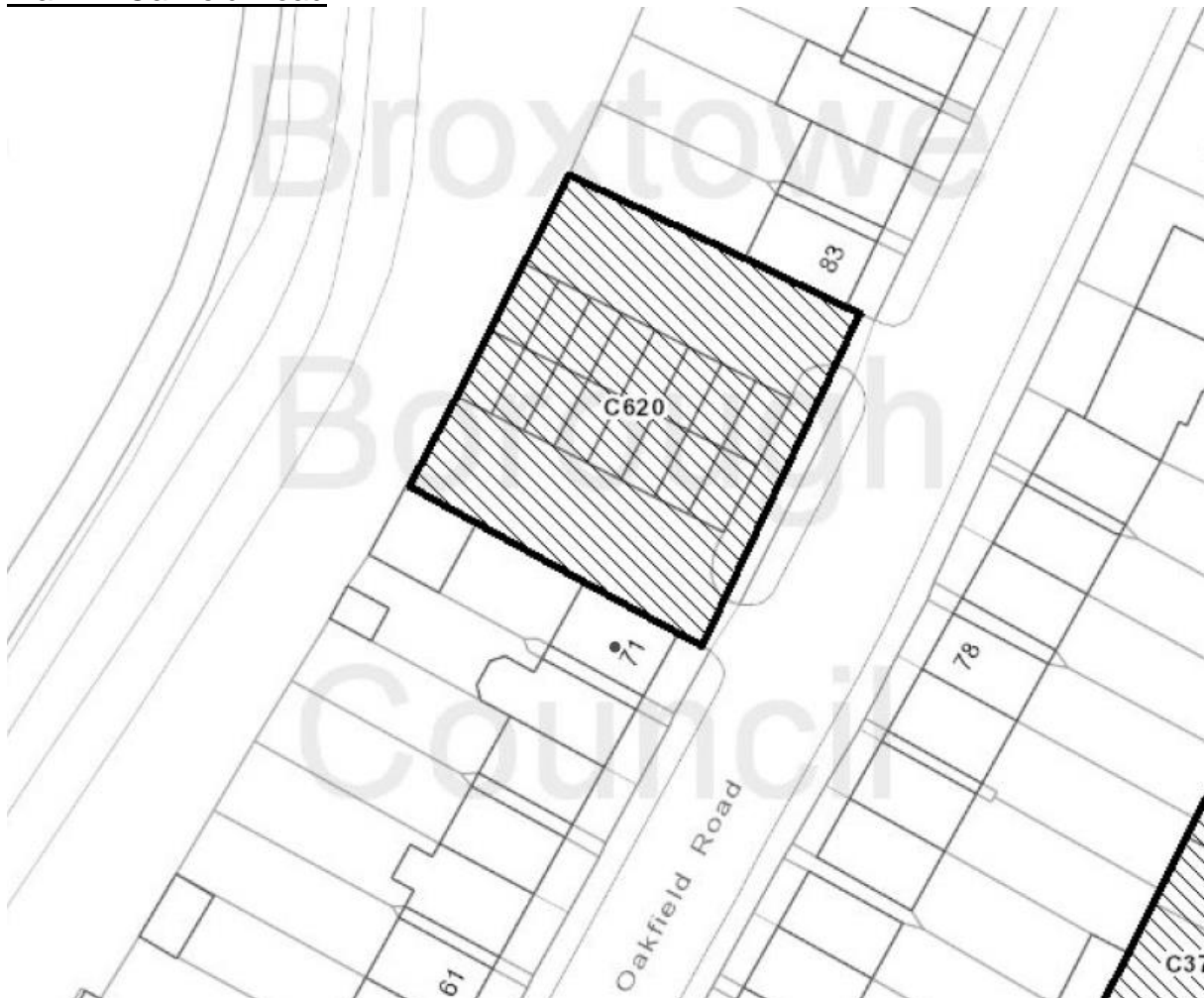
2) Oakfield Road, Stapleford

The Council has received planning permission to build 5 one bedroom flats on the site for rent to ex-service personnel. The garages are now vacant. The building works are currently out to tender and construction should begin later this year.

Projected Development Programme

Tender exercise	September/October 2020
Begin construction work	December 2020

Plan 2 - Oakfield Road



3) 51 Ilkeston Road, Bramcote (known as Fishpond/Farm Cottage)

51 Ilkeston Road is a Council owned 19th century detached property with a large garden that is currently vacant. It is situated next to a piece of open land that is not allocated as open space in the local plan. A consultation event with local residents was undertaken in August & September 2020. The plans for the consultation event consisted of 9 new homes (7 houses and 2 flats) and included for the demolition of the cottage.

Results of the Survey

172 questionnaires were returned by post or completed online. The results of the survey identified that;

- 69% of respondents did not support the principle of building new homes for rent on the site,
- 76% of respondents did not support the current proposal to build mainly family homes on the site,
- 66% of respondents did not support the current proposal to demolish 51 Ilkeston Road,

Summary of reasons to not support the scheme from the survey

a) Aesthetically poor design, b) do not mix young & old, c) historic building, d) crime / anti-social behaviour concerns, e) ruin view, peace, privacy, f) landscape & nature, g) parking concerns, h) use other land instead, i) already new developments nearby, j) design too crowded, k) lack of infrastructure (increased traffic, flooding, amenities), l) dangerous road, m) refurbish the cottage, n) noise concerns, o) does not meet planning standards,

In addition, a petition was received signed by 81 residents against the proposed plan. Several emails were also received setting out additional concerns including;

- *Holding a consultation event during the current pandemic,*
- *Suggesting the cottage should be marketed first for sale before demolition is considered,*
- *Setting out planning reasons why the development should not proceed,*
- *Highlighting the adverse impact of the current layout on residents,*
- *Loss of trees/ecological impact of the development,*
- *Disturbance caused by construction traffic,*
- *The Council has a duty of care to local residents.*

In light of the comments received back from the consultation exercise, the layout plan and initial proposal to demolish the cottage, are being reviewed by the architect and council officers. A planning application will be submitted shortly following consultation with the chair of housing.

Projected Development Programme

Plans drawn up for consultation	July 2020
Resident consultation exercise	August 2020
Revisions to the layout following consultation	October/November 2020
Planning application to be submitted	November/December 2020

Plan 3 - 51 Ilkeston Road

