

GO VOCAL SUMMARY FEEDBACK

20 THREE COLTS STREET

This summary captures the early conversations we have had with the community and stakeholders and forms the starting point for shaping the proposals. Your feedback is invaluable, and there will be additional opportunities to share views.

Overview

Recent engagement shows that residents broadly recognise the need for new housing and are open to development in principle. There is particular support for affordable and social housing delivered on previously developed land.

Residents are highly protective of existing green space and strongly prefer low- to mid-rise buildings that are sympathetic to the surrounding area. Environmental issues, especially air quality and community wellbeing are central to how proposals are being judged.

Feedback reflects a community that wants housing delivered in a way that strengthens, local character and quality of life.

What residents welcomed

Residents expressed support for:

- The principle of delivering new affordable housing in the area
- Prioritising social rent and family homes
- Development on non-greenfield / previously developed land
- Low- to mid-rise buildings that align with neighbouring heights
- Energy-efficient, eco-friendly, well-built homes
- Development that restores a stronger sense of community
- Inclusion of community spaces and usable green areas within new schemes
- Continued engagement and transparency about next steps

There is clear recognition of housing need, particularly for those on the waiting list, and a willingness to see sites improved where land is underused.

Key questions and concerns raised

1. Green space

- Strong opposition to development on valued green space
- Repeated concerns relating to Gill Street and potential loss of open space
- Requests to retain or enhance green areas, including playgrounds and outdoor gyms
- Desire to avoid “back-to-back” dense layouts

2. Affordable housing and tenure mix

- What percentage will be affordable?
- Will homes be prioritised for those on the housing waiting list?
- Calls to prioritise social rent over private sale

3. Height and scale

- Clear preference for low- to mid-rise development
- Opposition to buildings above 6 storeys
- Requests that new buildings be sympathetic to existing heights

4. Environmental and health concerns

- Poor air quality and pollution (particularly linked to Commercial Road)
- Flood risk concerns
- Noise considerations
- Desire for energy-efficient homes

5. Infrastructure and local impact

- Will new homes increase strain on public services?
- Concerns about overcrowding
- ASB and wider neighbourhood issues

6. Community and cohesion

- Perception that community spirit has declined
 - Strong desire for development that restores a “community feel”
 - Importance of meaningful shared spaces
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