STATEMENT OF COMMUNITY INVOLVEMENT

PRINCEDOM STREET P500 SCHEME

MOSSCARE ST VINCENTS HOUSING GROUP

INTRODUCTION

Project 500 is an established innovative approach that supplements Manchester City Council's wider Affordable Housing Programme, by utilising surplus brownfield land which they own. It is planned for the land to be sold to a number of RPs including MSV to develop a range of Affordable Housing to meet the increasing demand in all areas, tenures, and property types.

MSV have been identified to develop a housing scheme on the Princedom Street site for 22 new homes. Princedom Street is located in Harpurhey about 3 miles north of Manchester City Centre. It is a highly sustainable area with excellent access to schools, shops and employment with good transport links to wider parts of Greater Manchester. Working with Officers in the Council, MSV have determined the tenure for the scheme as a mix of Rent to Buy and Affordable Rent and includes 3 bed houses. Refer to the table below for the unit mix, tenures and rents. This is reflective of local demand and will meet needs of existing households on the Housing Waiting list.

APPROACH TO COMMUNITY INVOLVEMENT & ENGAGEMENT

An open Drop-in Public consultation event was held at North City Family & Fitness Centre on 24th April 2023 between 3pm & 7pm, this location is within a close proximity to the site. Over 55 local households and businesses within the surrounding area of the site were had letters advertising the event.

At the event members of the design and construction team AEW Architects were on hand to answer questions, as were, staff from MSV. Architects' drawings of the scheme were displayed alongside, information which was provided to attendees.

A public register and written comments were collected at the event as well as interest from individuals wanting to have further information regarding renting or buying an apartment on completion.

Further comments on completion of the event were left open through email.

The event was attended by 20 Households.

SUMMARY OF FEEDBACK

Feedback was collected at the event by MSV Staff, as well as after the event via email.

Themes –

Car Parking – Issues regarding additional pressures to existing parking issues

Design height of the building, size of units. The effect of building on light – Concerns with the two and a half storey height of the properties which local residents in close proximity believe will result in loss of light.

Pressure on GP services, Schools and services- feedback focussed on local services struggling to keep up with current pressures and additional households would put further pressure on these services.

Private Landlords – There were concerns regarding staircasing of the properties and private landlords then letting these for high prices

Good Design practices – Positive feedback on the design proposals.

Trees – The loss of trees on the scheme to allow construction of the scheme.

RESPONSE TO FEEDBACK

Where possible we have used the comments received to help shape our final design of the scheme before submission to planning.

Car Parking – The level of parking and how it is allocated is being considered as part of the feedback.

The houses have a car parking space per property to the rear of their property and a newly formed access road to accommodate this. Each of these parking bays will be supplied with an EV charging point.

Residents will be encouraged to embrace a car-free lifestyle and MSV will be keen to promote the sustainability and health benefits of walking and cycling through the Transport Plan. MSV will incentivise and signpost residents to the usage of public transport and/or car share schemes, again to minimise the reliance on a car for transport, thus reducing the need for car parking spaces.

Design height of the building, size of units. The effect of building on light – The properties which have been designed for the scheme are located on a lower trajectory of the site therefore, the height of the properties would not affect the properties surrounding or be a direct result to loss of light, the new properties are located around 20 metres from the properties in question, this area will facilitate an access road, walk way, car parking and rear gardens.

Pressure on GP services, Schools and services- There is a need for housing in Manchester and its surrounding areas although, we cannot provide a direct resolve to these pressures, we hope by promoting growth in the area, local services and facilities will follow suit.

Private Landlords – The properties tenure is proposed for a mix of rent to buy properties and affordable rent.

Good Design practices – The architect boards which showed designs of the properties was met with positive feedback from residents.

Trees – Trees which have been identified for removal have been acknowledged by surveys and design proposals. There is a Biodiversity Net Gain on this scheme which ensures the developer would have to provide ten per cent additional gain across the scheme. This can be a diverse range of biodiversity but does include tree planting.

All individuals who commented received an acknowledgement of their time taken and confirmation that their comments would be considered.

CONCLUSIONS

Continuing to engage with and involve the local community in the design process for the Princedom Street P500 site has been critical to MSV achieving our vision and ambitions for the site.

MSV has used traditional communication methods and activities to create informed discussions about the proposed plans for the site. The open and transparent approach to consultation ensured that as many people as possible have been able to engage with the revised development proposals for the site.

Based on the responses received from the local community, while a number of respondents stated that they were in favour of the proposals and supportive of the scheme overall, the following key issues were identified for further consideration:

1. Parking – Number of spaces and potential effect on local residents
2. Trees – Removal of mature trees to accommodate scheme proposals
3. Design of the building, height, and light issues.
4. Impacts on infrastructure – including local GPs, Dentists & other primary services

MSV have where possible considered all the comments provided and have strived to incorporate them within the final design to be submitted for planning consent.

Based on the information contained within the above report, it can be considered that MSV has fully embraced consultation with the local community, which has resulted in positive changes to the proposed development. This should be looked upon favourably when determining this application

APPENDICES

1. **Letter – To Local Households and Businesses**
2. **Public Register**
3. **Comments – Themes**