Former Peacock Centre and Land at Pipewell Avenue, Gorton

Statement of Community Involvement

On behalf of **Clarion Housing Association Limited and Clarion Housing Property Development Services Limited**

Project Ref: 333102268/A5| Rev: 02 | Date: June 2026

Registered Office: Buckingham Court Kingsmead Business Park, London Road, High Wycombe, Buckinghamshire, HP11 1JU
Office Address: 100 Barbirolli Square, Manchester M2 3PW
T: +44 (0)161 245 8900 E: manchester.uk@stantec.com

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	Name	Position	Signature	Date
Prepared by:	Hazel Bentley	Graduate Planner	HB	May 2026
Reviewed by:	Dan Ingram	Associate Director	DI	June 2026
Approved by:	Dan Ingram	Associate Director	DI	June 2026
For and on behalf of Stantec UK Limited				

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1 Introduction

1.1.1 This Statement of Community Involvement (SCI) has been prepared by Stantec on behalf of Clarion Housing Association Limited and Clarion Housing Property Development Services Limited (the 'Applicant'), and is submitted to Manchester City Council (the 'Council' / 'MCC') in support of a full planning application (the 'Application') for the erection of 75 new affordable homes, associated vehicular access and parking, private amenity spaces, new and enhanced public spaces, including new informal play areas, and improved walking and cycling links, at the former Peacock Centre site and the land at Pipewell Avenue Sites, Gorton, Manchester (hereafter referred to as the 'Site'). The description of development is as follows:

'Full planning application for the erection of 75 dwellings (Use Class C3), including a 25-unit apartment building and 27 dwellings on the Peacock Centre Site, and 23 dwellings on the Pipewell Avenue Site, with associated access, parking, landscaping, public open space, informal play provision, drainage infrastructure, and enhanced pedestrian and cycle connections.'

1.2 Purpose of this Statement

1.2.1 The purpose of the SCI is to explain the range of engagement and consultation methods which have been employed by the Applicant during the pre-application process. The Planning merits and justification for the proposed development are documented within the Planning Statement and are not repeated within this SCI.

1.2.2 This Statement is intended to demonstrate how public consultation has aided the application and informed the development proposals therein. It should be read in conjunction with the wider submission documents, in particular the accompanying Planning Statement, Design and Access Statement and Open Space Strategy.

1.2.3 Leading up to the submission of the Application, Clarion Housing Property Development Services Limited has adopted a pro-active approach to engagement, consultation and to design development. This strategy has helped influence and shape the proposals and capture the benefits which the proposed development has to offer. At the same time, it has identified opportunities and constraints which the Applicant has sought to consider and address prior to the submission of the Application.

1.2.4 The Applicant has also sought to engage with Officers at MCC, as well as members of the public and local stakeholder groups. Further details of the consultation which has been undertaken are set out within Section 5 of this Statement.

1.3 Structure of the Statement

1.3.1 The SCI forms a key supporting document to the planning application and it should be read in conjunction with the suite of information submitted in support of the planning application. The following sections of this SCI are set out as follows:

- Section 2 describes the application site and its surroundings;
- Section 3 outlines the proposed development;
- Section 4 sets out the relevant Planning Policy and Legislative context;
- Section 5 provides details on the consultation methodology;

- Section 6 summarises the responses received as part of the consultation process and sets out how the feedback has informed the planning application and the design of the proposed development; and

- Section 7 provides a summary and concluding remarks.

2 The Site and Surroundings

2.1.1 This Section provides details of the Site's location and surroundings, and its physical characteristics. Further details of this are provided within the supporting Design and Access Statement.

2.2 Site Location

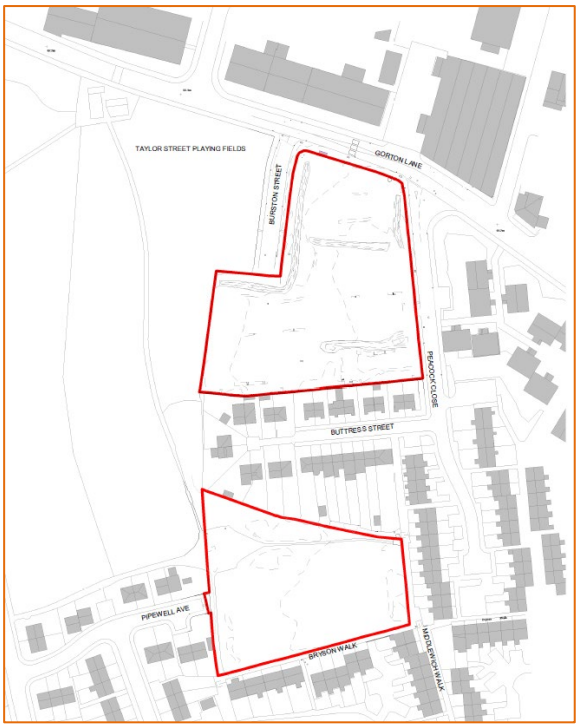
2.2.1 The Site extends to approximately 1.35 hectares and comprises two distinct land parcels.

2.2.2 The northernmost parcel, accessed from Burston Street and Peacock Close (and fronting Gorton Lane), is the location of the former Peacock Centre, a facility which closed in recent years and subsequently became vacant. The building has since been demolished and the Site remains vacant. This parcel is identified on the Council's Brownfield Register (Ref: Gort_N_Cap_700) with an indicative capacity of 32 homes. Hereafter this parcel is referred to as the 'Peacock Centre Site'.

2.2.3 The southernmost parcel adjoins Pipewell Avenue and comprises an undeveloped area of land that is accessible on foot from Bryson Walk and Middlewich Walk. This parcel is identified within the Council's latest Open Space Strategy as amenity greenspace. However, visits to the site and feedback from the public consultation exercise (see supporting Statement of Community Involvement) have confirmed that this area of the site is subject is subject to fly tipping and anti-social behaviour. Further considerations in this respect is set out in the assessment section of this Statement, and within the accompanying Open Space Strategy note, which is also provided in support of this planning application. Hereafter this parcel is referred to as the 'Pipewell Avenue Site'.

2.2.4 The extent of the area to which this SCI relates is shown on the enclosed Site Location Plan, illustrated at Figure 1 below. A full description of the Site, along with any designations that it holds, can be found within the accompanying Planning Statement.

Figure 1: Site Location Plan



2.3 Surroundings

2.3.1 The Site is located within the Gorton and Abbey Hey Ward, which forms part of East Manchester and lies approximately 4.6km east of Manchester City Centre.

2.3.2 The Site is located within a well-established urban area. The Peacock Centre site is located to the immediate south of Gorton Lane, with commercial development to the north of Gorton Lane. Burston Street, off Gorton Lane, runs partway along the western side of the Site and Peacock Close forming the eastern boundary. Residential properties are located further to the east and also adjoin the Peacock Centre Site to the south (at Buttress St).

2.3.3 Properties along Buttress Street are situated between the two parcels of land that comprise the wider Site, with the rear gardens of the southern Buttress Street properties forming the northern boundary of the Pipewell Avenue Site.

2.3.4 The Pipewell Avenue Site is surrounded by residential properties on all sides. To the south lies Bryson Walk, a footpath that runs between Pipewell Avenue and the adjacent residential properties to the south. Taylor Street Playing Fields are located to the north-west of the Site.

2.4 Services and Facilities

2.4.1 A full appraisal of the services and facilities located within walking and cycling distance of the Site is provided within the accompanying Transport Assessment. However, in summary, the Site benefits from excellent access to a wide range of services and amenities located within a short walking distance. These include (but are not limited to):

- Gorton Post Office
- St James CE Primary School
- Co-op Belle Vue Academy
- Gorton Medical Centre
- Gorton Hub community facility
- A range of large food retailers, including Tesco and Aldi
- Tesco Pharmacy
- A variety of local pubs, restaurants, and takeaway food outlets
- Several places of worship serving the local community
- Bus stops on Gorton Lane

2.4.2 In additions to the above services, the Site is located within a sustainable location which provides extensive access to the surrounding amenities in and around Manchester.

3 Proposed Development

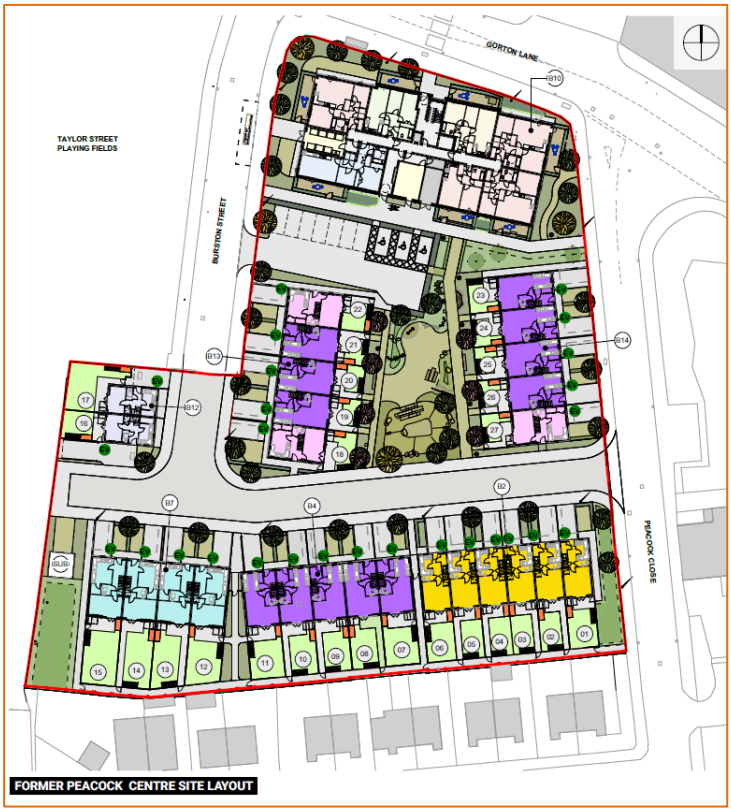
3.1.1 The Applicant is seeking full planning permission for the erection of 75 new high quality affordable homes with associated vehicular access and parking, private amenity spaces, new and enhanced public spaces, including new informal play areas, and improved walking and cycling links. The description of development is set out below:

'Full planning application for the erection of 75 dwellings (Use Class C3), including a 25-unit apartment building and 27 dwellings on the Peacock Centre Site, and 23 dwellings on the Pipewell Avenue Site, with associated access, parking, landscaping, public open space, informal play provision, drainage infrastructure, and enhanced pedestrian and cycle connections.'

3.1.2 It is anticipated that the development will be delivered over a two to three year period following the granting of planning permission. A full description of the development proposed as part of this planning application can be found within the accompanying Planning Statement and Design and Access Statement (DAS), which should be read in conjunction with this SCI, an extract of the proposed Masterplan is provided at Figure 2 below.

Figure 2: Proposed Masterplan

Northern Parcel:



Southern Parcel



4 Planning Policy and Legislative Context

4.1.1 This Section of the SCI sets out the Planning Policy and legislative context which underpins community consultation and development proposals.

4.2 Planning and Compulsory Purchase Act 2004 and Localism Act 2011

4.2.1 The Planning and Compulsory Purchase Act 2004 sets out the requirements for Local Planning Authorities to produce an SCI and outlines how local communities should be involved in the preparation of local development plan documents and emerging development proposals within their neighbourhood.

4.2.2 The Localism Act 2011 reinforces the need for developers to engage in pre-application consultation with local communities prior to the submission of a planning application (for certain types of development).

4.2.3 Guidance published alongside the Localism Act in February 2011 (Pre-Application Consultation with Communities: Basic Guide) was withdrawn on 7th March 2014 and replaced by guidance contained with the Planning Practice Guidance launched on 6th March 2014. This guidance is discussed in further detail below.

4.2.4 There is no statutory requirement to undertake pre-application engagement and consultation for the proposed development, though it is considered good practice.

4.3 National Planning Policy Framework

4.3.1 The National Planning Policy Framework (NPPF) (2024) sets out the Government's planning policies for England and how these should be applied.

4.3.2 The NPPF encourages developers to engage with local communities, which is referred to at Section 4 as 'frontloading'. The NPPF acknowledges that early engagement has 'significant potential' to improve the planning application system for all parties involved, in terms of both efficiency and effectiveness (paragraph 40). This can result in improved outcomes for the community.

4.3.3 The NPPF also encourages local planning authorities (LPAs) to engage with developers in advance of the submission of a planning application (paragraph 41). Furthermore, statutory consultees are encouraged to engage in early pre-application discussions by adopting a pro-active approach and providing advice in a timely manner. In doing so, this will help the developer to avoid unnecessary delays and costs (paragraph 42).

4.3.4 With regard to design, early discussion between applicants, the LPA and local community about the design and style of emerging schemes is identified as being important in clarifying expectations and reconciling local and commercial interests. It is suggested that Applicants should work closely with those affected by their proposals to evolve designs that take account of the views of the community. Applications that can demonstrate early, proactive, and effective engagement with the community should be looked on more favourably than those that cannot (paragraph 137).

4.4 National Planning Practice Guidance

4.4.1 The National Planning Practice Guidance (NPPG) was first published in 2014. The NPPG provides supplementary guidance on the application of policy contained in the NPPF and is periodically updated to reflect changes in national planning policy.

4.4.2 The NPPG guidance titled 'Before submitting an application' (Paragraph: 001 Reference ID: 20-001-20190315) reinforces that pre-application consultation and engagement by prospective applicants offers:

> *'…significant potential to improve both the efficiency and effectiveness of the planning application system and improve the quality of planning applications and their likelihood of success.'*

4.4.3 The NPPG goes on to state that this can be achieved by way of the following:

- 'Providing an understanding of the relevant planning policies and other material considerations associated with a proposed development;
- Working collaboratively and openly with interested parties at an early stage to identify, understand and seek to resolve issues associated with a proposed development;
- Discussing the possible mitigation of the impact of a proposed development, including any planning conditions;
- Identifying the information required to accompany a formal planning application, thus reducing the likelihood of delays at the validation stage; and
- Putting in place a Planning Performance Agreement where this would help with managing the process and agreeing any dedicated resources for progressing the application.'

4.4.4 Turning to those parties to be involved at the pre-application stage, the NPPG sets out the need for a collaborative process between applicants and other interested parties. These may include the following:

- The local planning authority;
- Statutory and non-statutory consultees;
- Elected members; and
- Local people.

4.4.5 There is recognition that the parties involved at the pre-application stage will vary on a case-by- case basis, and the level of engagement should be proportionate to the nature and scale of a proposed development. Each party is identified as having an important role to play in ensuring the efficiency and effectiveness of pre-application engagement (Paragraph: 003 Reference ID: 20-003-20140306).

4.5 Manchester City Council Statement of Community Involvement

4.5.1 The Council's adopted Statement of Community Involvement (SCI) outlines the importance of engaging with the local community, both in terms of plan making and decision taking, and was approved by Cabinet in August 2025. The SCI makes clear how developers are expected to consult communities. All Local Planning Authorities are required to produce an SCI under Section 18 of the Planning and Compulsory Purchase Act 2004.

4.5.2 The SCI encourages developers to engage with the Council at the pre-application stage to help determine the appropriate scope and methods of consultation, including identifying

relevant community groups, the geographical extent of engagement, and approaches to ensure consultation activities are accessible and effectively advertised.

4.5.3 For major proposals, such as the proposed development, the SCI states that a more in-depth level of consultation should normally take place. Suitable engagement methods are likely to include:

- Letters sent to residents
- Public exhibition
- A website
- Leaflets distributed to nearby streets and placed in facilities
- Social media

4.5.4 Where pre-application consultation is undertaken, planning applications are expected to be accompanied by a record of the engagement carried out, and an explanation of how feedback has informed the final proposal. While the Council cannot require developers to undertake pre-application consultation, early engagement is encouraged as it can help identify and address issues prior to submission, reducing the potential for objections or delays in the determination process. Council officers would not normally attend developer-led consultation events except in exceptional circumstances to provide information on the planning process rather than comment on the merits of the proposal. Comments submitted on planning applications must relate to material planning considerations.

4.5.5 Paragraph 8.14 sets out how comments received on planning applications are considered in the decision-making process. Most applications are determined by officers under delegated powers, with comments taken into account alongside the development plan, national policy and other material planning considerations where they relate to planning matters.

4.6 Summary

4.6.1 In summary, pre-application consultation is not a statutory requirement for planning but is encouraged in local and national guidance.

4.6.2 Set against this context, and in recognition of the importance, and value of pre-application engagement (with the Council and local community alike), Clarion Housing Property Development Services Limited have chosen to engage proactively with Officers and local residents to ensure full regard has been applied to the guidance contained within the Council's SCI. The various methods of engagement employed by Clarion Housing Property Development Services Limited, and the resultant outcomes, are set out in the following Section of this Report.

5 Consultation Methodology

5.1.1 This Section sets out the Applicant's overall strategy for community engagement, the target groups identified, and an overview of the methods of consultation undertaken in advance of the submission of the planning application.

5.2 Consultation Strategy

5.2.1 Outreach and public consultation are valuable tools that can aid the collation of evidence that underpins and informs future plans and development proposals.

5.2.2 Clarion Housing Property Development Services Limited have been committed to undertaking extensive pre-application with both the Council and the local community.

5.2.3 Clarion Housing Property Development Services Limited strongly believe that early engagement with local communities, businesses and stakeholders brings significant benefits for all parties. It enables people to influence the iterative design process and also helps them to understand more about the scheme (and what the development means for each person – both individually and collectively).

5.2.4 The Applicant acknowledges that applying a flexible approach to consultation was vital to identifying and resolving any concerns. Suggestions and ideas that emerged throughout the engagement process could also be considered as part of the emerging design proposals for the development.

5.3 Parameters for Consultation

5.3.1 The Consultation area was defined through engagement with officers at the Council and had regard to the areas within walking distance of the proposed development. This area is identified (in red) at Figure 3 below:

Figure 3: Consultation Catchment Area



5.3.2 All properties within the consultation area shown at Figure 3 were issued with a consultation leaflet which provided details on the proposed development at the Former Peacock Centre and Pipewell Avenue site. The leaflet provided details of a public consultation event held at Gorton Hub and included information on how to access the project website, submit comments, or ask questions to the project team. The leaflet is enclosed at **Appendix A**.

5.3.3 Consultation leaflets have also been sent to local Ward Members (Gorton and Abbey Hey), who were also briefed on the proposals prior to the wider launch of the consultation. The respective Members are detailed at Table 1 below:

Table 1: Local Members (Gorton and Abby Hey)

Name	Ward	Party
Cllr. John Hughes	Gorton and Abbey Hey	Labour and Co-operative
Cllr. Afia Kamal	Groton and Abbey Hey	Labour
Julie Reid	Gorton and Abbey Hey	Labour and Co-operative

5.3.4 The Members listed in Table 1 were invited to a briefing session before the consultation went live. They were also sent a copy of the leaflet which included a dedicated email address to provide comments, as well as providing details for the local drop-in session.

5.3.5 A series of other stakeholders, including representatives of local community organisations were also invited to the consultation event, and provided with the same consultation leaflet as mentioned above. Representatives of the following groups were contacted in this regard:

- Oasis Centre
- Gorton Heritage Trail
- Hide Out Zone
- Gorton Community Centre
- Gorton Monastery
- Sacred Heart Surestart
- Malawi Group
- Tesco Community Champion
- Friends of Sunnybrow Park
- Friends of Vine Street Park
- Women Arise
- M/C Congolese Org Ltd
- Rainbow Heaven
- CAHN
- Gorton Events
- Ryderbrow Community Allotments
- Reform Radio
- Groundwork
- Angels of Hope
- Gorton Altogether
- TDS Dance Studios
- Trinity Baptist Church
- Abbey Hey Football Club
- Across Umma
- Beautiful Mind
- Potting Herb

5.3.6 The aforementioned leaflets were distributed to the above, and all addresses within the red line area illustrated at Figure 3 on the 5th March 2026, to provide information on the scheme, the proposed programme to the planning submission and contact details should any queries be arising. Details of the results of this consultation process are set out within Section 6 of this Statement.

5.4 Engagement with Officers and Members at Manchester City Council

5.4.1 In addition to the public consultation carried out, it was also deemed important that discussions were held with Officers and elected Members at Manchester City Council in advance of the Application submission, both to ensure that they were kept abreast of the proposed methods (detailed above), but also to ensure that they were involved in the evolution of the design of the development, in order to ensure that the design had regard to any specific comments of both the Council's Planning team but also of other statutory consultees and interested Council parties.

5.4.2 Further details of meetings and discussions held with the Council in advance of the Application submission are set out within Section 6 of this Statement.

6 Summary of Consultation Responses

6.1.1 This Section provides a summary of the consultation responses received from the leaflet distribution and public engagement exercise, as well as providing details of the pre-application discussions held with Officers at Manchester City Council.

6.2 Pre-application Discussions

6.2.1 Clarion Housing Property Development Services Limited engaged in extensive pre-application discussions in order to both advise the Council of the intended design and to discuss the evolution of said design. The pre-application discussions also included the scope of the Application submission as well as the proposed consultation strategy (which underpins this SCI). Pre-application meetings were held with the Council March 2025, as well as within February and April 2026 to discuss the emerging proposals and to ensure that the proposed development met with the requirements of the Council.

6.2.2 The feedback received from the Council during, and subsequent to said meetings has informed the design evolution of the proposed development as well as influencing the scope of the Application submission. Key design amendments include:

- Revisions to the housing mix and quantum proposed across the development;
- Omission of three storey townhouses to the Peacock Centre and Pipewell Avenue sites;
- Omission of the parking spaces that were outside of plot curtilage on the Pipewell Avenue site;
- Shortening of terrace rows across the development and reducing the housing density;
- Apartment access from Gorton Lane has been introduced as well as an access from the private car park to the rear of the proposed building;
- Revisions to the internal road layout on both sites in response to pre-app comments, to improve the quality of vehicle tracking at the turning heads and ensure requirements and preferences for adoption are met;
- More pedestrian access points have been included within the Pipewell Avenue site to enable permeability and pedestrian access through the Site connecting to the existing network of public footpaths which surround the Site and Taylor Street Playing Fields; and
- Development of landscaping proposals for the public open space provision throughout the proposed development.

6.2.3 In addition to the above, the Applicant also engaged extensively with Local Members (as set out previously). As part of this an engagement session was held with local Members on 2nd February 2026. Following on from this, a site walkover was also held with Members on the 26th March 2026, in order outline the proposed development as well as providing a wider understanding of the Site, its key characteristics as well as some of the challenges it has faced in recent years (as discussed further below as part of the resident responses to the consultation).

6.3 Leaflet Distribution

6.3.1 As set out above, the consultation leaflet (as enclosed at **Appendix A)** was distributed to the addresses as shown within Figure 3. The leaflet sought to inform residents of the proposed development and the programme moving forward towards the planning application submission as well as providing contact details should any queries arise.

6.3.2 In addition to the distribution of the leaflet to local residents. Leaflets were also sent to community organisations (as indicated above), as well as being available during the consultation event, and following it with a number of leaflets being displayed, and left at Gorton Hub for future reference. Moreover, leaflets and feedback forms were also provided to Gorton Monastery for the duration of the consultation period, with any additional response being factored in to those set out later within this Section.

6.3.3 Further details of the responses provided by the local community, further to this are set out below.

6.4 Public Exhibition

6.4.1 A focal point for the consultation was the consultation was a public exhibition. This was held at the Gorton Community Hub on 12th March 2026, between 2PM and 7PM (to ensure that residents with different working patterns were all able to attend), details of which were sent to residents as part of the aforementioned leaflet. The public exhibition was held as a drop-in session for members of the public and community representatives to come and view the proposals, as well as discuss them further with the project team, there was also an opportunity to provide anonymous feedback on the proposals during the session. Copies of both the exhibition boards, as well as the feedback form are provided at **Appendix B** and **Appendix C** respectively.

6.4.2 The event was well attended, with between 30 and 40 residents attending throughout the day to discuss the proposals with the project team. Their responses have been captured in the table later within this Section, though the response to the proposed development during the event was largely positive.

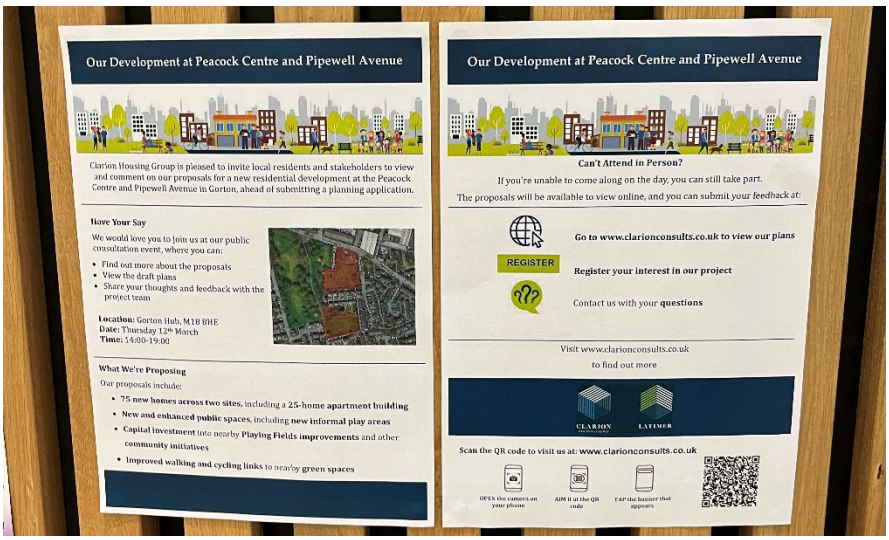
6.4.3 Figure 3 below provides a series of images taken during the consultation event.

Figure 3: Public Consultation Event Images, 12 March 2026






FEEDBACK
FORMS


Our Development at Peacock Centre and Pipewell Avenue
Clarion Housing Group is pleased to invite local residents and stakeholders to view and comment on our proposals for a new residential development at the Peacock Centre and Pipewell Avenue in Gorton, ahead of submitting a planning application.
Have Your Say
We would love you to join us at our public consultation event, where you can:
Find out more about the proposals
View the draft plans
Share your thoughts and feedback with the project team
Location: Gorton Hub, M18 8HE
Date: Thursday 12th March
Time: 14:00-19:00
What We're Proposing
Our proposals include:
75 new homes across two sites, including a 25-home apartment building
New and enhanced public spaces, including new informal play areas
Capital investment into nearby Playing Fields improvements and other community initiatives
Improved walking and cycling links to nearby green spaces
Our Development at Peacock Centre and Pipewell Avenue
Can't Attend in Person?
If you're unable to come along on the day, you can still take part.
The proposals will be available to view online, and you can submit your feedback at:
REGISTER
Go to www.clarionconsults.co.uk to view our plans
Register your interest in our project
Contact us with your questions
Visit www.clarionconsults.co.uk
to find out more
CLARION
LATIMER
Scan the QR code to visit us at: www.clarionconsults.co.uk

6.5 Consultation Website

6.5.1 In order to supplement the other consultation material detailed previously, and to ensure that the consultation reached as much of the local community as possible, a website for the consultation was also set up. The website (www.clarionconsults.co.uk) provided details of the proposed development, as well as contact details should there be any comments or questions to make in respect of the proposed development. The details of this website were also included on the aforementioned leaflet in an online questionnaire format, which was circulated to local residents, as well as local ward members and community representatives. The leaflet distribution to the local catchment also provided a QR code link to this website.

6.6 Summary of Feedback / Responses

6.6.1 Analysis of feedback made via the consultation website, as well as redacted, scanned versions of the feedback forms collected at the event are provided at **Appendix D**. Table 2 below however, sets out the key themes arising from the consultation exercise, as well as the project teams response to them.

Table 2: Consultation Response Themes and Project Team Responses

Consultation Response Key Theme		Applicant Response
1	**Site Boundaries, Access and Highways** Concerns raised about the red line boundary, rear access for Buttress Street properties, potential disturbance from opening Pipewell Avenue cul-de-sac, and highway/traffic arrangements.	The applicant confirms that the red line boundary accurately reflects the extent of the application site and land required to deliver the proposed development. Existing arrangements relating to rear access for Buttress Street properties have been considered and retained as part of the design process and are not considered to be adversely affected. Vehicular access to the development will be taken via Pipewell Avenue. While concerns have been raised regarding the opening of the cul-de-sac, the proposed arrangement is intended to provide safe and suitable access only for the development and will be designed in accordance with highway requirements. The proposal is not expected to result in unacceptable impacts on highway safety or the surrounding road network. Moreover, the proposal retains Pipewell Avenue as a cul-de-sac, ensuring that it will not be used as a through-route. Overall, the applicant considers the access and highway arrangements to be acceptable and compliant with relevant planning and transport policies.
2	**Construction and Site Management** General concerns regarding construction disturbances,	The applicant acknowledges concerns relating to construction disturbance, including temporary traffic impacts, noise, fly-tipping, and site security. These matters can be appropriately managed through tried and tested construction management measures secured by condition, including controls over

	increased traffic, fly-tipping, and site security.	construction activity, site maintenance, deliveries, parking, and security. Any impacts would be temporary in nature and are not considered to give rise to unacceptable effects on neighbouring residents or the surrounding area. The Applicant's delivery team and appointed contractor have a strategy in place for community engagement with clear lines of communication for residents in the event of disturbances.
3	**Design, Privacy and Technical Matters** Generally positive feedback. Queries about Right to Light, pet safety, and liaison with residents.	The applicant welcomes positive feedback/ comments. Issues such as Right to Light, pet safety, and ongoing liaison with neighbouring residents can be appropriately considered through the detailed design and management of the development where necessary. The applicant remains committed to engaging positively with local residents throughout the process.
4	**Community Safety and Environmental Factors** Support for biodiversity, tree planting, green space improvements, and retention of Taylor Street Playing Fields; concerns about ongoing fly-tipping.	The applicant welcomes the support expressed. Concerns regarding existing fly-tipping issues are acknowledged. The development will incorporate appropriate site management and boundary treatments to help improve surveillance, maintenance, and the overall condition of the site. The applicant further states that the proposed development would assist in deterring fly-tipping both during the construction phase and following completion of the development.
5	**Housing Offer and Development Proposals** Positive feedback on housing mix and tenure (Shared Ownership, 1-4 bed homes).	The applicant welcomes positive feedback on the housing mix and tenure.
6	**Community and Amenities** Interest in growing spaces and community activities; note that previous community group is inactive.	The applicant welcomes the interest shown in opportunities for growing spaces and wider community activity as part of the development. The comments regarding the previous community group no longer being active are noted.
7	**Green Space & Public Realm** Requests for usable green areas, suggestions covered	The applicant welcomes the feedback regarding the provision of usable green space, community areas, and opportunities for outdoor recreation. Suggestions relating to covered play areas, outdoor gym equipment, and shared community spaces are noted

	play areas, outdoor gym equipment and community spaces. Some concern was raised in terms of maintenance of green spaces.	and will be considered as part of the ongoing design development where appropriate. Areas of informal play and community use are proposed as part of the landscaping strategy. Concerns regarding the future maintenance of green spaces are also acknowledged. Appropriate landscape management and maintenance arrangements would be put in place to ensure that public and communal areas remain safe, attractive, and functional over the long term.
8	**Ongoing Engagement & Communications** Requests for continued stakeholder communication.	The applicant acknowledges requests for continued stakeholder communication and remains committed to engaging positively with local residents, stakeholders, and the Local Planning Authority throughout the planning process and subsequent stages of the development where appropriate.

6.6.3 The above demonstrates that Clarion Housing Property Development Services Limited have strived to work collaboratively with the Council and local residents to deliver a high quality scheme. Indeed, as table 2 above indicates, the majority of responses to the development have been positive and, where any negative feedback has been received, the Applicant has sought to address these as far as is practicable

6.6.4 This collaborative approach has fostered a very high quality development, which has been informed by feedback from the Council, local community and other stakeholders. Clarion Housing Property Development Services Limited has welcomed this collaborative approach and the genuine engagement of the community throughout the process.

7 Conclusions

7.1.1 Throughout the design process, Clarion Housing Property Development Services Limited have sought to actively engage with officers, local residents and other local stakeholders. The approach as set out within this Statement is considered to meet the requirements of the NPPF and the local guidelines as set out within the Council's Statement of Community Involvement.

7.1.2 Whilst engaging with the local community is not a statutory requirement, it is strongly encouraged within both national legislation and policy, as well as local guidance. Clarion Property Development Services Limited recognises the value of engaging with the Council and local community, and remain committed to keeping the local community informed.

7.1.3 Table 3 below provides a benchmarking exercise between national and local guidelines.

Table 3: Comparison of Consultation Activities with National and Local Guidance

National Guidance (NPPF)	**Achieved**	**Evidence**
Early engagement	Yes	Pre-application meetings with officers at the council, plus stakeholder meetings and briefing sessions with local Members as well as online and in person public consultation
Public consultation	Yes	Local member briefing session and site walkover, online public consultation and feedback form, in person public consultation event and extensive leaflet distribution including local community groups.
Local Engagement (SCI)	**Achieved**	**Evidence**
Engage with local community	Yes	Leaflet drop, in person and online public consultation, online and in person feedback form plus engagement with local community groups
Engage with local councillors	Yes	Local member meeting and site walkover, as well as leaflet drop
Consultation open to all	Yes	The public consultation widely publicised and utilised both in person events as well as a dedicated consultation website, to ensure maximum reach to all members of the local community.
National Guidance (NPPF)	**Achieved**	**Evidence**
Clear and concise written material	Yes	Advertisement, exhibition material and website written using Plain English.

7.1.4 Engagement at the pre-application stage on this project has enabled the Applicant to engage to understand the local comments and in some cases concerns. The feedback generated has informed the iterative design approach to the masterplan for the Site. The aim has been to use

the engagement process to inform an attractive, inclusive and deliverable development proposal that meets the needs of local people.

7.1.5 The consultation event and proposals for Gorton have been publicised through a range of channels and feedback has been received through the completion of feedback forms via the associated web pages, as well as physically at the consultation event.

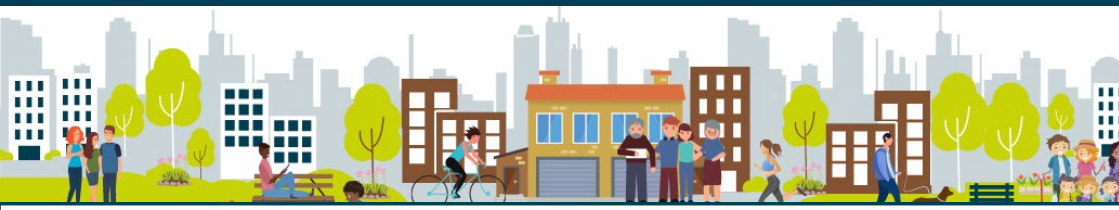
7.1.6 The responses received have been pivotal in developing the masterplan for the Site that can address the concerns and aspirations voiced by local people. The approach has been to respond positively to feedback from relevant stakeholders, and to amend and modify the proposals to reflect the needs and concerns arising from the consultation process.

7.1.7 The public consultation programme was designed to fulfil the Government's objectives (as set out in the NPPF) and to improve efficiency and effectiveness of the planning system for all parties. It allows for better co-ordination between public and private bodies, and improved outcomes for the community. The Applicant has fully embraced consultation with both Manchester City Council and the local community and this should be looked upon favourably when determining the planning application.

7.1.8 The consultation process is considered to fulfil the Government's objectives in the NPPF to improve efficiency and effectiveness of the planning system for all parties. The approach applied by the Applicants has ensured that technical considerations can be addressed, the requirements of the masterplan to be refined and has ensured better co-ordination between public and private bodies, and improved outcomes for the community (as prescribed by the National Planning Policy Framework). The Applicant has fully embraced consultation with the Council and the local community and consider that this should be looked upon favourably when determining the planning application.

Appendix A - Consultation Leaflet

Our Development at Peacock Centre and Pipewell Avenue



Clarion Housing Group is pleased to invite local residents and stakeholders to view and comment on our proposals for a new residential development at the Peacock Centre and Pipewell Avenue in Gorton, ahead of submitting a planning application.

Have Your Say

We would love you to join us at our public consultation event, where you can:

- Find out more about the proposals
- View the draft plans
- Share your thoughts and feedback with the project team



Location: Gorton Hub, M18 8HE
Date: Thursday 12th March
Time: 14:00-19:00

What We're Proposing

Our proposals include:

- **75 new homes across two sites,** including a **25-home apartment building**
- **New and enhanced public spaces**, including **new informal play areas**
- **Capital investment** into nearby **Playing Fields improvements** and other **community initiatives**
- **Improved walking and cycling links** to nearby **green spaces**

Our Development at Peacock Centre and Pipewell Avenue



Can't Attend in Person?

If you're unable to come along on the day, you can still take part.

The proposals will be available to view online, and you can submit your feedback at:

Go to www.clarionconsults.co.uk to view our plans

REGISTER **Register your interest in our project**

Contact us with your **questions**

Visit www.clarionconsults.co.uk

to find out more

CLARION HOUSING GROUP

LATIMER

Scan the QR code to visit us at: www.clarionconsults.co.uk

OPEN the camera on your phone

AIM it at the QR code

TAP the banner that appears

Appendix B - Exhibition Boards

THE SITE & HISTORICAL CONTEXT

SITE CONTEXT KEY

1. Peacock Close
2. Pipewell Avenue
- Gorton District Centre

CIVIC AMENITY
- Police Station
- School
- Nursery
- Library
- Post Office
- Care Home
- Church
- Cemetery

SHOPPING AMENITY
- Grocery Store
- Retail

HEALTHCARE
- Pharmacy
- Doctors
- Hospital
- Dentist

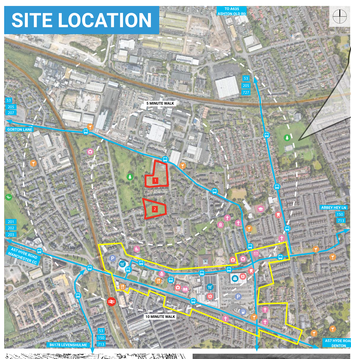
HOSPITALITY
- Pub/Bar
- Restaurant
- Cafe

TRANSPORT
- Bus Route
- Bus Stop
- Belle Vue Train Station

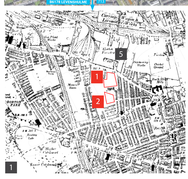
MOTORIST AMENITY
- Car Park
- Petrol Station

RECREATION
- Park
- Play Park

SITE LOCATION

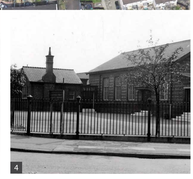














HISTORIC OS MAPS & PHOTOGRAPHY

1. 1890 West Gorton, Lancashire.
2. Gorton Foundry + Peacock Street Primary School,1940's.
3. A Beyer Peacock Train in the Museum of Science + Industry.
4. Peacock Street Primary School 1964.
5. Gorton Foundry / Beyer Peacock
6. Original terraced houses on Peacock Lane.

1. Peacock Centre
2. Pipewell Avenue
- Remaining Heritage Assets

OPPORTUNITIES & CONSTRAINTS

MASSING



OPPORTUNITIES

MASSING KEY
- 3 Storey's
- 2 Storey's

SITE OPPORTUNITIES KEY
- Site Boundary
- Building Entrance
- Pedestrian entrance
- South Facing Aspect
- Prominent Corners
- Primary Route Through Site
- Parkland Views
- East / West Pedestrian Connections
- Bus Routes
- Secure Back to Back Gardens

CONSTRAINTS

SITE CONSTRAINTS KEY
- Site Boundary
- Vehicular Entrance
- 1 Photo Location
- Tree Overshadowing
- Visual Links / Views
- Views from Neighbours
- Primary Vehicular Route
- Secondary Vehicular Route
- Sensitive Boundary
- Public Footpath
- Possible Crime Spots
- Former Basements (Infill)
- Health & Safety Considerations

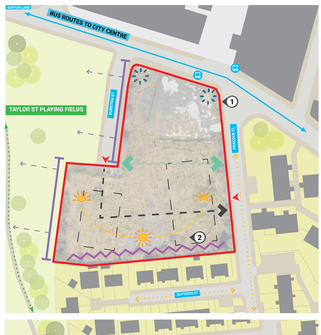
PEACOCK CLOSE













PIPEWELL AVENUE





KEY THEMES



1 PROVIDE AFFORDABLE AND ENERGY EFFICIENT HOUSING

Our proposals will deliver 75 new homes providing 100% affordable housing across a range of affordable tenures.

2 HEALTHY AND GREEN NEIGHBOURHOODS

Creating a sense of place through grow and informal play spaces across the scheme, bringing residents and neighbours together to enjoy the natural environment.

3 GENERATING SOCIAL VALUE

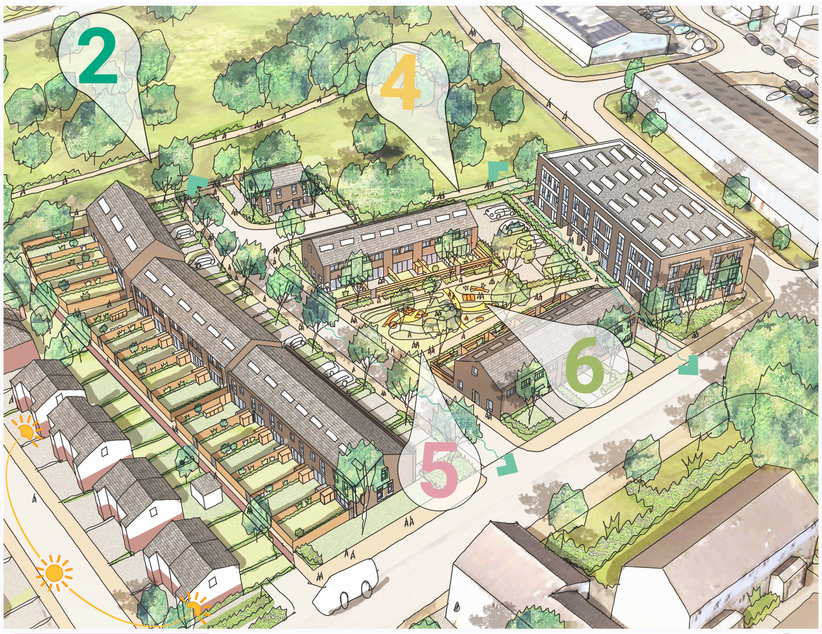
We are committed to building strong communities by making strategic investment into local initiatives and organisations that deliver lasting social value. In Gorton, Clarion is currently collaborating with the local authority to deliver capital investment for local playing fields and other community initiatives.

PEACOCK CLOSE PROPOSALS



MATERIAL STUDIES





ILLUSTRATIVE VIEW

4 IMPROVING CONNECTIVITY

New routes across the site to enhance and connect cycle and pedestrian connections to Gorton district centre and the playing fields. Beautifully landscaped paths, surfaces and lighting linking Bryson and Middlewich walks to the development.

5 NEW AND ENHANCED PUBLIC SPACES

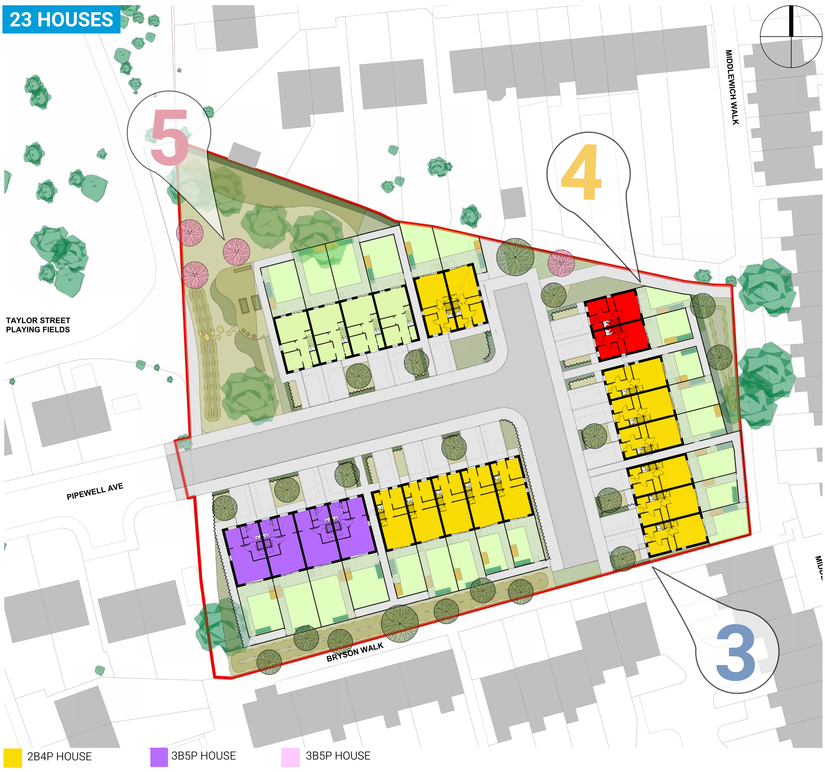
Transforming an existing derelict space off Gorton Lane and bringing this back into the public domain. All spaces will be managed by Clarion in the long term and maintained to a high standard, preventing fly-tipping and other current issues that occur here.

6 SUSTAINABLE URBAN DRAINAGE

Landscaping interventions and sustainable proposals to reduce surface water and the risk of flooding through the introduction of swales and meadow planting.

PIPEWELL AVENUE PROPOSALS

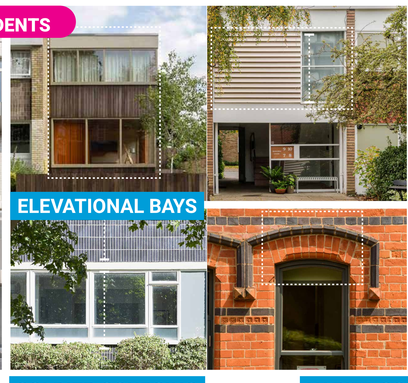
23 HOUSES



ARCHITECTURAL PRECEDENTS

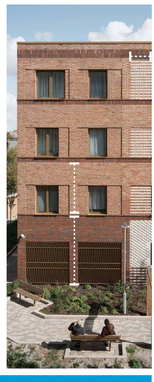


HORIZONTAL BANDING



ELEVATIONAL BAYS

SOLDIER COURSING



VARIED COLOUR PALLETTE



KEY THEMES

1 PROVIDE AFFORDABLE AND ENERGY EFFICIENT HOUSING

Our proposals will deliver 75 new homes providing 100% affordable housing across a range of affordable tenures.

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Landscaping interventions and sustainable proposals to reduce surface water and the risk of flooding through the introduction of swales and meadow planting.

LANDSCAPING / PUBLIC REALM

Play



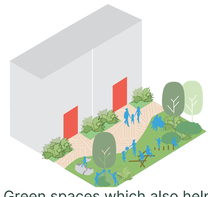
Play integrated through natural elements to improve interaction with the natural environment

Grow



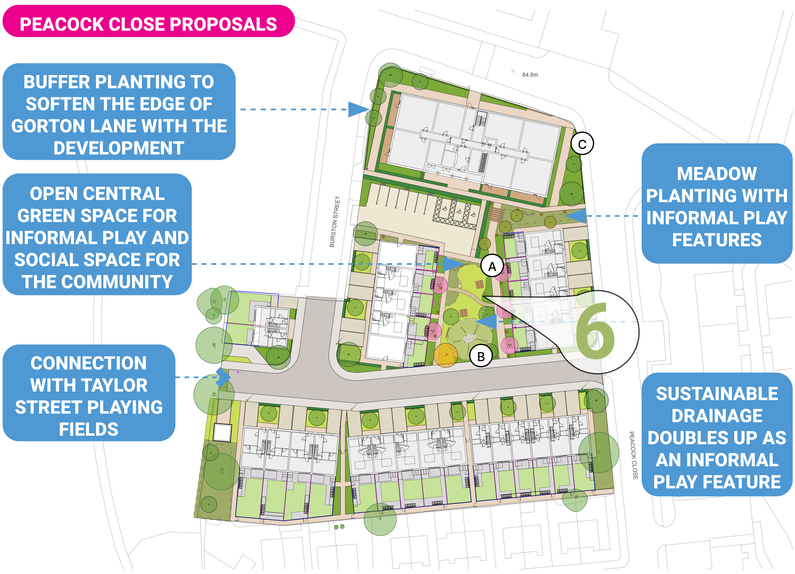
Community grow spaces to bring people together

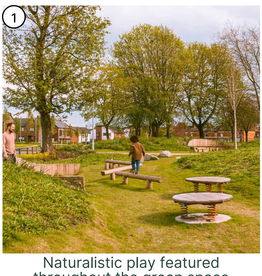
Green & Blue Connections



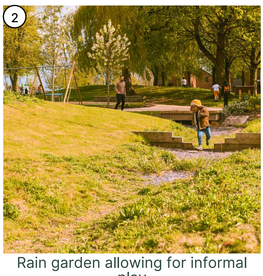
Green spaces which also help improve sustainable drainage

PEACOCK CLOSE PROPOSALS





1 Naturalistic play featured throughout the green space

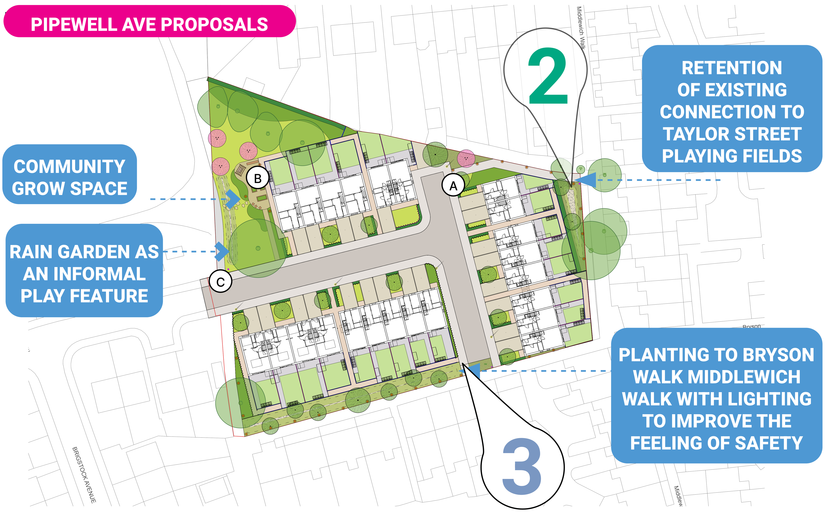


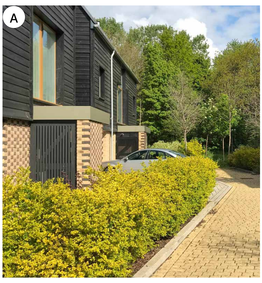
2 Rain garden allowing for informal play



3 Lush planting to delineate public and private spaces

PIPEWELL AVE PROPOSALS

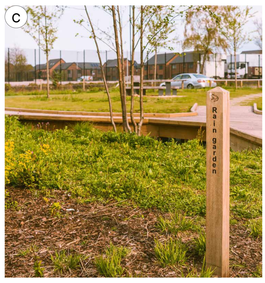




A **BUFFER PLANTING TO FRONT GARDENS**



B **OPPORTUNITY FOR A COMMUNITY GROW SPACE**

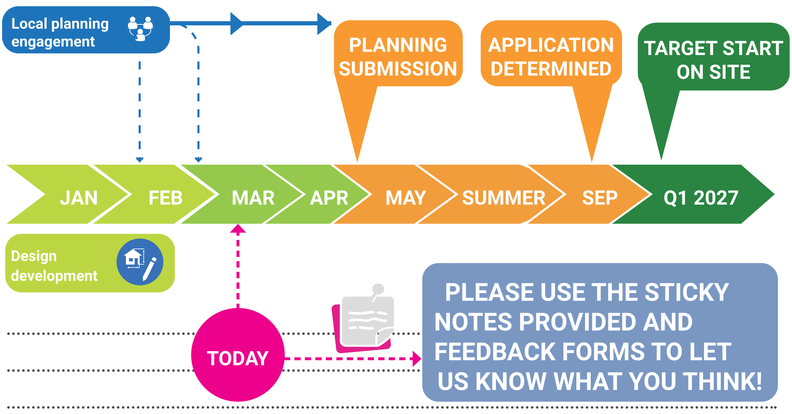


C **RAIN GARDENS INTEGRATED THROUGHOUT THE GREEN SPACE**

WE'D LOVE TO KNOW WHAT YOU THINK



TIMELINE



THANK YOU GORTON!

CLARION
PLANIT
PRP
CPW
Stantec
SGI Shepherd Gilmour Consulting Engineers
DREES & SOMMER

Scan the QR code to visit us at: www.clarionconsults.co.uk

Appendix C - Feedback Form

HAVE YOUR SAY

Thank you for attending this consultation event. We are keen to gather your views on the emerging plans and would be grateful if you could spare a few minutes to record your comments below.

About You

1. Do you live in the local area?

☐ Yes ☐ No

2. How would you describe your connection to the area?

☐ Live nearby

☐ Work nearby

☐ Visit regularly

☐ Other (please specify): _____

Your Views on the Proposals

3. Overall, what do you think of the proposals?

☐ Support ☐ Neutral ☐ Do not support

4. What do you like about the proposals?

_____

_____

_____

5. Do you have any concerns about the proposals?

_____

_____

_____

6. Do you feel the development is appropriate for this location?

☐ Yes ☐ No ☐ Not sure

HAVE YOUR SAY

7. Are there any aspects you think could be improved?

_____

_____

_____

Community Investment

As part of the development, Clarion has committed to investigating a dedicated social value budget within the local area. This funding can be shaped by community feedback and needs to be aligned to our three key priorities:

- ***Investing in Future Talent-*** *We want to help local people access skills, training and employment opportunities that create long-term career pathways.*
- ***Creating Cohesive and Vibrant Communities-*** *We want the development to contribute positively to community life and strengthen local networks.*
- ***Building Healthy and Sustainable Neighbourhoods-*** *We want to promote wellbeing, environmental sustainability and long-term resilience.*

8. What do you think should be prioritised?

☐ Investing in Future Talent

☐ Creating Cohesive and Vibrant Communities

☐ Building Healthy and Sustainable Neighbourhoods

9. Do you have any particular suggestions, to include specific community groups or what might make the biggest difference in your neighbourhood?

_____

_____

_____

Additional Comments

9. Do you have any other comments?

_____

_____

_____

Appendix D - Website Feedback and Completed Feedback Forms (Redacted)

Peacock Centre Feedback Form

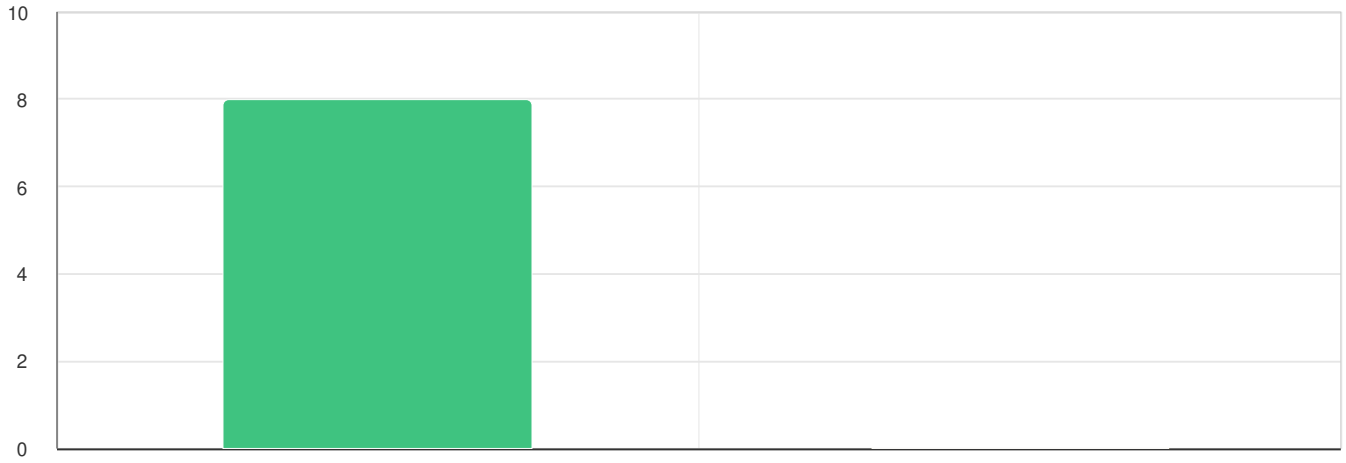
SURVEY RESPONSE REPORT

11 March 2026 - 09 April 2026

PROJECT NAME:
Former Peacock Centre & Pipewell Avenue, Gorton - Manchester

GRANICUS

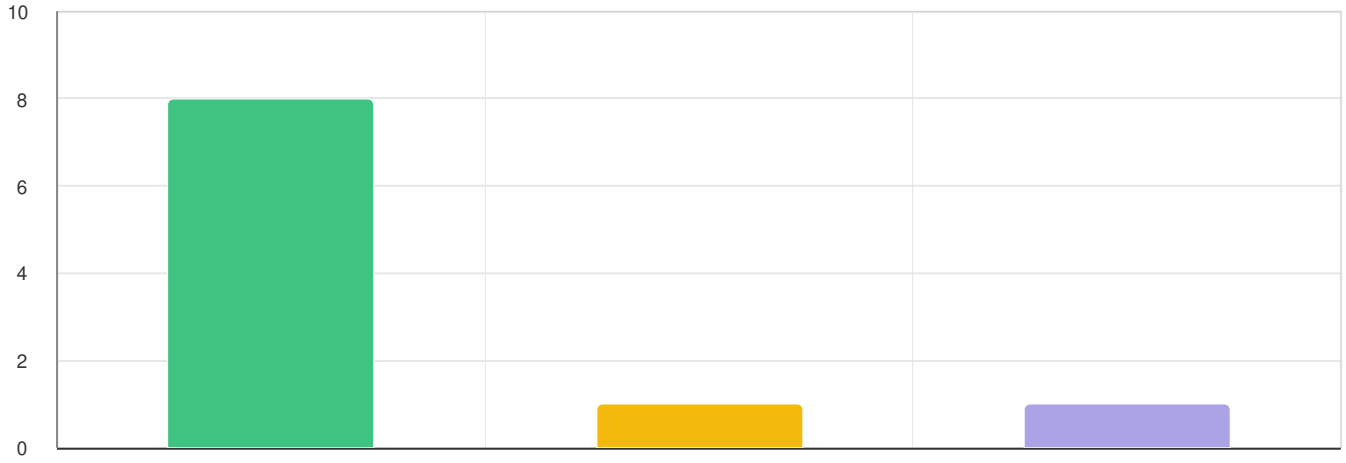
Q1. About YouDo you live in the local area?



Question options	responses	%
Yes	8	100.0
No	0	0.0

Optional question · 8 responses · 0 skipped
Question type : Checkbox Question

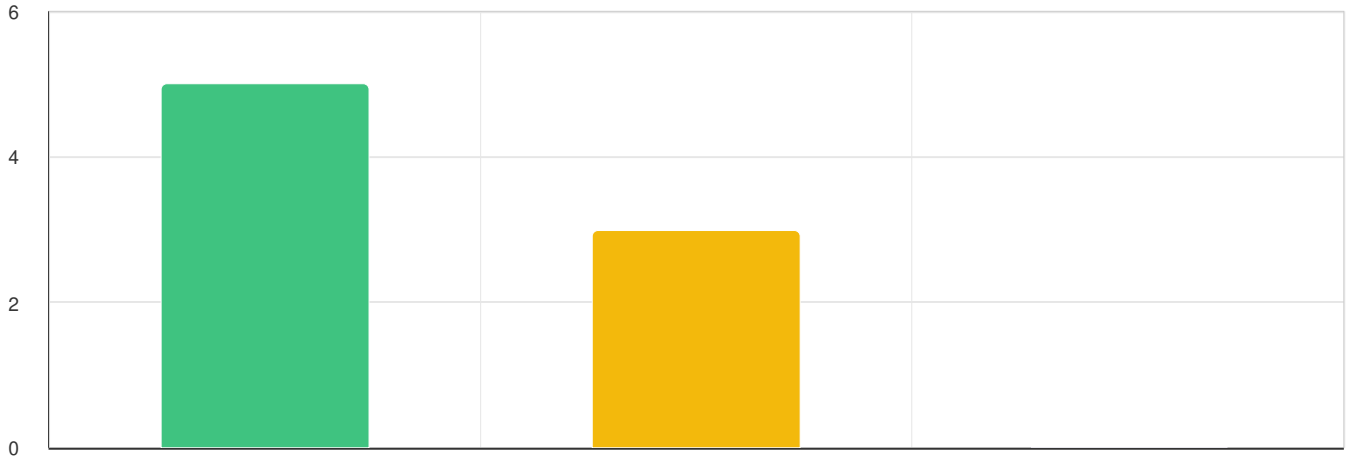
Q2. How would you describe your connection to the area?



Question options	responses	%
Live nearby	8	100.0
Work nearby	1	12.5
Visit regularly	1	12.5

Optional question · 8 responses · 0 skipped
Question type : Checkbox Question

Q3. Your Views on the ProposalsOverall, what do you think of the proposals?



Question options	responses	%
Support	5	62.5
Neutral	3	37.5
Do not support	0	0.0

Optional question · 8 responses · 0 skipped
Question type : Checkbox Question

Q4. What do you like about the proposals?

Anonymous 3/12/2026 06:46 AM	Concerned regarding privacy as live on buttress street but plans look nice but would like to know some measurements as to the width of the walkway behind existing wall of the buttress street gardens and the first row of houses directly behind the wall
Anonymous 3/12/2026 02:03 PM	Flexible for social housing, more houses. I want to apply for one once built.no
Anonymous 3/12/2026 05:58 PM	Affordable housing
Anonymous 3/12/2026 07:07 PM	Looks good and will provide housing that is needed.
Anonymous 3/12/2026 07:42 PM	The properties will be shared ownership & the apartments will be on the main road & not overlooking properties.
Anonymous 3/12/2026 10:59 PM	Transformation of the delerict area into much needed housing estate
Anonymous 3/14/2026 04:49 PM	Shared ownership
Anonymous 3/16/2026 10:07 AM	Making good use of derelict brownfield site (peacock centre), hopefully bringing much needed, high quality social housing stock to the local area.

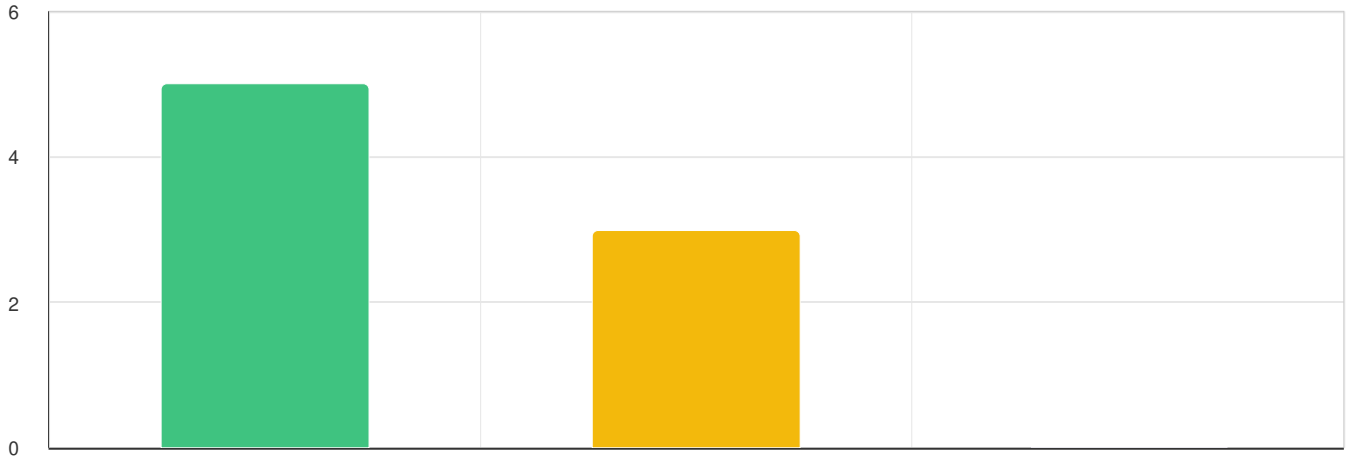
Optional question · 8 responses · 0 skipped
Question type : Single Line Question

Q5. Do you have any concerns about the proposals?

Anonymous 3/12/2026 06:46 AM	Concerned about my outdoor cats welfare while building work is happening, sich as underground tunnels for pipework etc and the noise as my cat is very very anxious.
Anonymous 3/12/2026 02:03 PM	I like the plan to build more houses
Anonymous 3/12/2026 05:58 PM	No
Anonymous 3/12/2026 07:07 PM	Owners of the original properties need vehicle access to the back of there properties as per deeds of there houses.
Anonymous 3/12/2026 07:42 PM	There is no back way access to the houses on Buttress Street (the terraced houses). On the Pipewell picture it shows a property with a drive and the dead end road in front of the drive. How do I get a bulk delivery eg: fence panels delivered ?.
Anonymous 3/12/2026 10:59 PM	No
Anonymous 3/14/2026 04:49 PM	That some of the houses on Buttress Street have back gates and it looks as though they have been taken into consideration
Anonymous 3/16/2026 10:07 AM	Incorporating wild flower meadows into the design. Although I agree with them in principle, they need good management by the HA and buying into by the local community. They can end up being full of litter, dog muck and generally an eye sore.

Optional question · 8 responses · 0 skipped
Question type : Single Line Question

Q6. Do you feel the development is appropriate for this location?



Question options	responses	%
Yes	5	62.5
Not sure	3	37.5
No	0	0.0

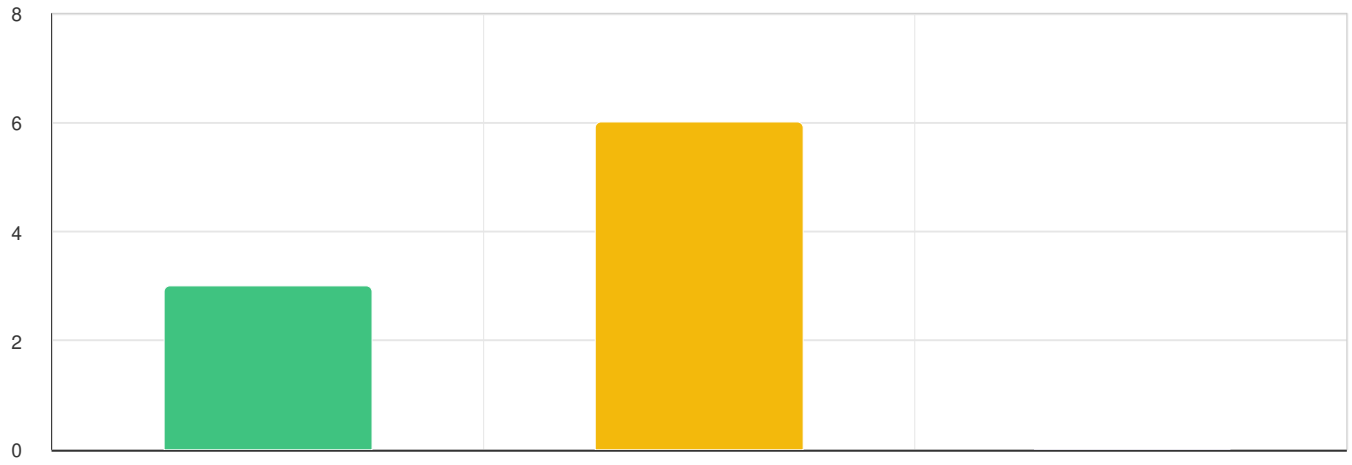
Optional question · 8 responses · 0 skipped
Question type : Checkbox Question

Q7. Are there any aspects you think could be improved?

Anonymous 3/12/2026 06:46 AM	Would have preferred more greener areas towards the areas on buttress street against the existing wall
Anonymous 3/12/2026 02:03 PM	More social housing for residents on benefits
Anonymous 3/12/2026 05:58 PM	
Anonymous 3/12/2026 07:07 PM	To make sure that the area does not have hidden areas for People to fly tip rubbish.
Anonymous 3/12/2026 07:42 PM	On the Pipewell picture the semi detached houses further down the street appear to have no access either from the back gardens & appears to be a “green area” with shrubs instead
Anonymous 3/12/2026 10:59 PM	The green area should get improved also. Outdoor gym, health pathway, a little playground, benches for people to exercise, play and rest there.
Anonymous 3/14/2026 04:49 PM	Access at the back of the houses on Buttress Street
Anonymous 3/16/2026 10:07 AM	I think the scheme looks good.

Optional question · 7 responses · 1 skipped
Question type : Single Line Question

Q8. What do you think should be prioritised?



Question options	responses	%
Creating Cohesive and Vibrant Communities	3	37.5
Building Healthy and Sustainable Neighbourhoods	6	75.0
Investing in Future Talent	0	0.0

Optional question · 8 responses · 0 skipped
Question type : Checkbox Question

Q9. Do you have any particular suggestions, to include specific community groups or what might make the biggest difference in your neighbourhood?

Anonymous 3/12/2026 06:46 AM	No
Anonymous 3/12/2026 02:03 PM	Address crime Homelessness is an issue Rubish, dumping
Anonymous 3/12/2026 05:58 PM	
Anonymous 3/12/2026 07:07 PM	To get other housing providers to look after their housing stock (one manchester) need to be a hands on with the tenants and clean up the area.
Anonymous 3/12/2026 07:42 PM	Communal garden
Anonymous 3/12/2026 10:59 PM	Building a community area (playground for children, community centre for adults and children) for people to meet and do various activties together.
Anonymous 3/14/2026 04:49 PM	
Anonymous 3/16/2026 10:07 AM	I am part of the Friends of SunnyBrow Park, created in 1905 during the heyday of Gorton's industrial past. We are part of the Gorton Historical Trail, which includes the Mausoleum to Richard Peacock. We are closer to the South Greenbelt site than to King George V Park (created circa 1950), which has been identified as a potential beneficiary of your planning obligations. I believe MCC has massively underfunded us but we are working to bring the park back up to where it should be. The playground, for instance, has been left to fall into disrepair compared to the one at King George V, which is much more modern. We also have issues with the park not being accessible to people with disabilities, including unpaved paths and areas without drop kerbs around the park. Hopefully, with some funding, such as the kind you can provide, we can restore it to its former glory.

Optional question · 6 responses · 2 skipped
Question type : Essay Question

Q10. Additional CommentsDo you have any other comments?

Anonymous 3/12/2026 06:46 AM	The design looks nice but will the local residents be informed of any changes to the plans?
Anonymous 3/12/2026 02:03 PM	Information on how I apply for a house, I am currently pregnant and have a flat which isn't suitable for my needs. I am dyslexia so I think the push to socialise with local communities would help me.
Anonymous 3/12/2026 05:58 PM	I am interested in purchasing and would like updates my email. [redacted]
Anonymous 3/12/2026 07:07 PM	It looks good but please listen to the original homeowners and allow them to have access to their houses
Anonymous 3/12/2026 07:42 PM	Behind my property on the Pipewell picture it shows a tree will be planted, I'd prefer not to have any tree planted having just endured a lengthy debate with a neighbour to finally get her 20 foot plus leylandii hedge cut to a reasonable height as my south facing garden & greenhouse were in constant shade.
Anonymous 3/12/2026 10:59 PM	I am very excited that Gorton is developing and improving. I work and live here and it makes a difference if you have local facilities available to be happy in your area.
Anonymous 3/14/2026 04:49 PM	
Anonymous 3/16/2026 10:07 AM	Just to say thank you for conducting the public consultation. It was good to meet with some of the stakeholders in the development and to see that you are open to listening to the local public.

Optional question · 7 responses · 1 skipped
Question type : Essay Question

HAVE YOUR SAY

CLARION HOUSING LATIMER by Clarion Housing Group

Thank you for attending this consultation event. We are keen to gather your views on the emerging plans and would be grateful if you could spare a few minutes to record your comments below.

About You

1. Do you live in the local area?

☑ Yes ☐ No

2. How would you describe your connection to the area?

☑ Live nearby

☐ Work nearby

☐ Visit regularly

☐ Other (please specify): _____

Your Views on the Proposals

3. Overall, what do you think of the proposals?

☑ Support ☐ Neutral ☐ Do not support

4. What do you like about the proposals?

NO MORE DUMPING OFF ITEMS AND MORE PROPERTIES

5. Do you have any concerns about the proposals?

NO

6. Do you feel the development is appropriate for this location?

☑ Yes ☐ No ☐ Not sure

HAVE YOUR SAY

7. Are there any aspects you think could be improved?

& STOPPING THE DUMPING

Community Investment

As part of the development, Clarion has committed to investigating a dedicated social value budget within the local area. This funding can be shaped by community feedback and needs to be aligned to our three key priorities:

- ***Investing in Future Talent-*** *We want to help local people access skills, training and employment opportunities that create long-term career pathways.*
- ***Creating Cohesive and Vibrant Communities-*** *We want the development to contribute positively to community life and strengthen local networks.*
- ***Building Healthy and Sustainable Neighbourhoods-*** *We want to promote wellbeing, environmental sustainability and long-term resilience.*

8. What do you think should be prioritised?

☐ Investing in Future Talent

☐ Creating Cohesive and Vibrant Communities

☑ Building Healthy and Sustainable Neighbourhoods

9. Do you have any particular suggestions, to include specific community groups or what might make the biggest difference in your neighbourhood?

NO

Additional Comments

9. Do you have any other comments?

I JUST WANT THE PLANNING TO BE ACCEPTED SO THE WORK CAN START

HAVE YOUR SAY

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Your Views on the Proposals

3. Overall, what do you think of the proposals?

☑ Support ☐ Neutral ☐ Do not support

4. What do you like about the proposals?

Housing and clean & tidy area

5. Do you have any concerns about the proposals?

6. Do you feel the development is appropriate for this location?

☑ Yes ☐ No ☐ Not sure

HAVE YOUR SAY

7. Are there any aspects you think could be improved?

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☑ Building Healthy and Sustainable Neighbourhoods

9. Do you have any particular suggestions, to include specific community groups or what might make the biggest difference in your neighbourhood?

Taylor St area play area and possibly a Duke park

Additional Comments

9. Do you have any other comments?

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3. Overall, what do you think of the proposals?

☑ Support ☐ Neutral ☐ Do not support

4. What do you like about the proposals?

Re generation in the area

5. Do you have any concerns about the proposals?

6. Do you feel the development is appropriate for this location?

☑ Yes ☐ No ☐ Not sure

HAVE YOUR SAY

7. Are there any aspects you think could be improved?

Not sure about the 25 apartment block being on the corner – the location of it

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Additional Comments

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Your Views on the Proposals

3. Overall, what do you think of the proposals?

☐ Support ☑ Neutral ☐ Do not support

4. What do you like about the proposals?

nothing really we live on pipewell Ave and its always been quiet. This developemelt will make a massive difference to our lives

5. Do you have any concerns about the proposals?

noise, disturbance, road being built causing alot of dirt more traffic on the avenue people walking up and down and cutting through.

6. Do you feel the development is appropriate for this location?

☐ Yes ☑ No ☐ Not sure

HAVE YOUR SAY

7. Are there any aspects you think could be improved?

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Additional Comments

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Your Views on the Proposals

3. Overall, what do you think of the proposals?

☐ Support ☐ Neutral ☐ Do not support

4. What do you like about the proposals?

SHARED OWNERSHIP MAINTAINED GREEN SPACES

5. Do you have any concerns about the proposals?

HOW CLOSE TO MY PROPERTY WILL THEY BE BUILT?

NOISE + DISRUPTION

6. Do you feel the development is appropriate for this location?

☐ Yes ☐ No ☑ Not sure

HAVE YOUR SAY

7. Are there any aspects you think could be improved?

COMMUNICATION - LETTERS SENT OUT TOO LATE FOR PEOPLE TO SWAP SHIFTS ECT TO ATTEND.

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9. Do you have any particular suggestions, to include specific community groups or what might make the biggest difference in your neighbourhood?

THE BIGGEST DIFFERENCE WOULD BE STOPPING FLY TIPPING

Additional Comments

9. Do you have any other comments?

AS ABOVE - COMMUNICATION - COULD HOME OWNERS/ RESIDENTS WHO THIS DIRECTLY AFFECTS BE UPDATED/INFORMED OF DEVELOPMENTS IN ADVANCE

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Your Views on the Proposals

3. Overall, what do you think of the proposals?

☑ Support ☐ Neutral ☐ Do not support

4. What do you like about the proposals?

I SUPPORT THE PROPOSALS AS LONG AS ALL RESIDENTS ARE CONSULTED AT EVERY STAGE AND OUR WORRIES, COMMENTS ARE DISCUSSED, SUCH AS ACCESS AT THE BACK OF PROPERTY'S OF BUTTRESS STREET.

5. Do you have any concerns about the proposals?

I AM CONCERNED ABOUT NOISE, DUST AND RODENT DISRUPTION FROM THE SCHOOL SITE.

6. Do you feel the development is appropriate for this location?

☑ Yes ☐ No ☐ Not sure

HAVE YOUR SAY

7. Are there any aspects you think could be improved?

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Additional Comments

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Your Views on the Proposals

3. Overall, what do you think of the proposals?

☑ Support ☐ Neutral ☐ Do not support

4. What do you like about the proposals?

I like the idea of further expanding and creating opportunities

5. Do you have any concerns about the proposals?

none

6. Do you feel the development is appropriate for this location?

☑ Yes ☐ No ☐ Not sure

HAVE YOUR SAY

7. Are there any aspects you think could be improved?

Perhaps communication with DWP when it is built

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9. Do you have any particular suggestions, to include specific community groups or what might make the biggest difference in your neighbourhood?

Involve Jobcentre in recruitment [redacted]

Additional Comments

9. Do you have any other comments?

HAVE YOUR SAY

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Your Views on the Proposals

3. Overall, what do you think of the proposals?

☑ Support ☐ Neutral ☐ Do not support

4. What do you like about the proposals?

Very good cond. interesting

5. Do you have any concerns about the proposals?

NO NOT AT all.

6. Do you feel the development is appropriate for this location?

☑ Yes ☐ No ☐ Not sure

HAVE YOUR SAY

7. Are there any aspects you think could be improved?

No

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9. Do you have any particular suggestions, to include specific community groups or what might make the biggest difference in your neighbourhood?

No

Additional Comments

9. Do you have any other comments?

No

HAVE YOUR SAY

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Your Views on the Proposals

3. Overall, what do you think of the proposals?

☐ Support ☐ Neutral ☐ Do not support

4. What do you like about the proposals?

_____

_____

_____

5. Do you have any concerns about the proposals?

_____

_____

_____

6. Do you feel the development is appropriate for this location?

☐ Yes ☐ No ☐ Not sure

HAVE YOUR SAY

7. Are there any aspects you think could be improved?

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9. Do you have any particular suggestions, to include specific community groups or what might make the biggest difference in your neighbourhood?

Additional Comments

9. Do you have any other comments?

[redacted]

replying to my email. Thank you.