

17th December 2020 Open meeting with Castles & Coast Housing Association to discuss the proposal of phase 3 of the Crookfield site,

Notes from the meeting:

Representatives:

Castles & Coast: Hannah Nelson & Andrew Wilkinson

Russell Armer: Richard Wood

Andrew Wilkinson gave a short presentation outlining the previous success of Phase 2

An online consultation has been undertaken and the results show a high demand for affordable properties

He stated that lessons have been learnt from Phase 2. Comment was made that some open market properties remain unsold and there appears to be a “stigma about having to drive through a social housing estate”.

Richard Wood spoke re the Phase 3 Master plan layout:

Significant utility services cross the site and consultations have taken place with LDNP & CCC.

20 affordable houses plus 5 Local Occupancy are planned

United Utilities have been consulted regarding the drainage system

Surface water will be routed to a single basin

Open spaces will have some planting

There is a lack of a continuous footway along Crook Rd but it is desirable, if a way can be found.

Next steps:

- Feedback and Design alterations
- Submission of Planning Application February 2021
- Building to commence Autumn 2021.

Questions from the floor

- Cllr Yvonne Cannon informed Castles & Coast about the current ongoing Crook Rd footway project. A public consultation regarding the proposals will take place in early spring after plans are finalised.
- Serious concerns were raised re the number of young children on the estate who will need to walk along the narrow Crook Rd
- The sewerage system in Staveley is already at capacity and cannot accommodate any more properties.
- The field that will be built on has a risk of flooding.
- What will happen regarding the septic tanks at Mosside
- Are the planned estate roads wide enough to accommodate blue light services.

- The question of 4 bedroom properties amongst bungalows was raised. (Reply this would be taken into consideration with the planners and that there would be significant landscaping around the houses.
- Overhead cables were discussed

Cllr Arthur Capstick spoke expressing serious concerns regarding foul water and flooding capacity of the current sewerage system. Totally inadequate in heavy rain. In 2020 there were 5 occasions of flooding of foul water along Gowan Terrace and Kendal Road.

Comment was made that there is a need to build infrastructure in and out of the village.

There has been no planning gain from Phase 1 & 2 with no direct improvement in the village.

The state of the culvert underneath Kendal Rd was raised. It needs upgrading as it currently will not hold the volume of water when flooding occurs and certainly couldn't cope with any more water.

A resident questioned the allocation of Phase 2 properties re locals not being given priority.