

# BROOMFIELD & KINGSWOOD NEIGHBOURHOOD PLAN

Written Comments from Public Consultation on 7<sup>th</sup> September 2013

A public consultation exercise was held at Kingswood Village Hall for the above study on the above date. It was attended by 79 participants. Attendees were divided into groups of about 6 to 12 persons each.

The following is a record of the written comments that were made and which were relayed back at a feedback session for all the attendees. The comments are recorded verbatim. Where provided, names of group members have been noted. The originals have been retained and can be inspected.

The groups also sketched out how their ideas might be taken forward, on base mapping. It is not possible to relay those drawings in words here, but all those original drawings have been retained and are available for viewing. Importantly, the overwhelming view was that development should be located within that area that had been identified as Area 4.

## SECTION ONE: Summary of Comments Made

- Majority In-Principle Support for Some Development. Divergence of opinion as to whether this should be only 20 houses or up to 100 houses.
- Preference that the majority of this should be within Identified Area 4
- Acceptance for Creation of Village Heart such as a Village Green within Area 4 but also some comments that a heart does not need to be a physical thing such as a green.
- Improvements to paths - Especially creation of a safe route to the children's play area.
- Supporting facilities wherever possible.
- Traffic calming suggested, particularly in Broomfield Road and Lenham Road
- Potential Village Hall expansion
- Suggestion that the Trees are retained along Gravelly Bottom Road (between village and Area 4) and a new path laid out beyond (south of) the trees.
- Acceptance of the limited development envisaged for Identified Area 2 (6no. or 4no.)
- Concern about the ability of infrastructure to cope with additional housing - roads, drainage, broadband, electricity supply.

## SECTION TWO: Specific Comments by Group

### GROUP ONE – Alan/Pam (12 people in the group in total)

A mix of housing is healthy for this village.

Not really been given a zero option for no new housing.

Mixed housing but no flats.

3 people want 100 new properties, only as controlled development.

2 people want 50 new properties.

2 people want 20 new properties (e.g. over 10 year span)

1 person wants no new properties.

We would like; Fitness centre adj. to Village Hall (with improved parking), Starter Homes, Pub, Doctors Surgery, 5 people in favour of behind village hall (6 not in favour), Ashford Drive plot favoured.

Highways; Safety issues if new homes built, need new access road. Calming needed on Lenham Road and Broomfield Road

Drainage e.g. old sewers, Electricity e.g. old cables, weight limits for roads – these things may not support even more houses.

Concern re primary school capacity and pick up-drop off areas (if more houses built).

Concern re bus consistency and reliability.

Heart of village – do we already have one? Pub? School? Hall? A heart is made by a community not via what buildings we already have/don't have. People = community.

Path/cycle route problems – safety? speed restriction? 20 mph? beefy speed humps.

Housing – where? Private starter mix social. Mix but no flats.

Comments in general;

State of existing roads is poor e.g. pot holes. No provision yet for disabled access e.g. safe crossings, few of the group keen on street lighting (most anti-street lighting), sheltered housing as residents of parish get older, currently no provision e.g. residential care home. Already have village hall, sports field, shop, school. "A heart of a village is what you make of it". Doesn't have to be one place like a village green.

Leisure; poor provision of paths to our sports field for walking/buggies/bicycles. Also need speed calming on road stretch by sports field, drivers ignore current 30mph limit. Broadband improvements are vital if more properties.

Group members included representatives from Steering Group, Pre-School, Primary School, Neighbourhood Watch, Bell Way, Lenham Road, Broomfield Road, Chartway Street, Cayser Drive.

Village Green: Yes or No (majority) (12 in the Group)

Don't want development at:

(Area) 1. No (unanimous) for Broomfield Park

(Area) 2. Yes (unanimous) for Ashford Drive

(Area) 3. No.

(Area) 4. 8 in favour (not necessarily the whole area). If putting a village green on this site would minimise the number of houses then 9 in favour.

(Area 5). Only 1 person in favour.

Only discussing 4 in depth: Phase approach only! WE want to be presented with options first about house type etc.

Extend school upwards for offices, library, staff room. But leave where it is! Which means 1 extra classroom downstairs and more toilets.

Site 4 provides safe access to school and vice versa. Reduces school car traffic in Bushy Grove and Cayser Drive.

Extend car parking facilities at village hall to cope with expanded school e.g. a walking bus.

GROUP TWO – John Baldwin, Pauline Watt, Susan Forbes, Peter Turner, Vanessa Bell

Minimal Housing Development, Sewage Systems, Electric Supply, Water Supply, Transport System; Roads, Buses, Parking, Broadband.

Broomfield Park Access is too dangerous and too many houses proposed.

Village Green, Pub/Coffee Shop, Children's Facilities, Doctors Surgery

GROUP THREE – Jennifer Brand, Jackie Plester, John Plester

Yes – the village needs a heart. Although lot of people think there is a heart, because of activities in village hall but disjointed at the moment.

Children's play area, move it or change access. Access from Cayser Drive – house for sale there so buy it and knock it down.

Private housing – 20 to 50 spread, mix (see below).

But infrastructure must improve. Doctors/pub/bus service improvement.

Family houses/affordable houses – not rented!

School – possibly move school to eliminate traffic congestion.

Doctors: Yes! Would like to have a doctors surgery.

A residential home for the elderly (10 – 12 people).

Traffic calming – especially around the children's play area – also need footpath to play area via village as road is dangerous.

What about café/meeting point – could get locals to volunteer - co-operative.

GROUP FOUR – Mary Alan and Simon Poulton, Mick Bell

Utilise field next to village hall as village green – play area, pub/restaurant, housing around edge.

Retirement homes/care homes, Public house, Medical Centre, Everyday shops, Enhanced/improved bus service, Starter Homes for First Time Buyers/for use by village offspring.

Medical centre here because we like the village as it is. Not Broomfield Park as it's a town not a village.

Serious traffic control on Lenham Road!

GROUP FIVE – J. Parker, K. Rouse, N. Greig, V. Cooper, K. Cooper.

Expand existing school, Parish surgery/office, Social side to PC/social members, PC web development.

Better buses/commuter services.

Doctors.

Freighter service ban lorries. No street lighting.

1. Social/community activity centre for the residents only – owned/funded by the community.

2. Better location for the sports field. i.e. near village hall/village heart.

3. What development has happened over last 10 years? p/p outstanding. Need more information. Need to keep village character. Poss. 8% max over future.

GROUP SIX

Housing Area 4 ✓, Area 1 ✓. 10%?

Peter Pease Tree (memorial) – centre of Village Green.

Facilities – coffee shop (day), bar (eve), doctors, fresh veg etc, pub, extend shop for expanded village.

Potential housing (small development) – Gravelly Bottom, privately owned on right hand side.

Farm shop/farmers market weekly.

School capacity for expanded village?

Broadband – better connection for home working/business/leisure.

Affordable housing should be controlled by the parish for the parish.

Heart? Village green, meeting places, rec park in wrong place, Area 4 for sport/rec park, community centre etc (for all ages), Pub!

Transport – traffic calming – Lenham Road, flashing signs, footpaths for safety.

No to satellite area 1 (Broomfield Park)

GROUP SEVEN

1. A possibility of demolishing the existing school, building houses on that site and a new school next to the village hall, allowing for village green.

2. Affordable housing in terms of sheltered housing and part-ownership.

3. Limit development to 40 houses only, infrastructure allowing.
4. Development limited to land off Chartway St, not Broomfield Road or (Area 4), Gravelly Bottom Road (Broomfield Park), also no development south of Chartway St. No development at end of Ashford Drive.

#### GROUP EIGHT

Does the village need a heart?

Yes – we have one – village hall and activities, school, shop/post office.

Leisure and recreation : how can these be improved?

Footpath to the playing field. Children's play area – good. Location – could the school playing field be used?

Extend footpath in Gravelly Bottom Road from Cayser Drive to Broomfield Road.

Housing – more housing in the parish? No more housing wanted. – 30 houses? (5%) – Proportionate.

Family housing – private, and sheltered accommodation for the elderly.

Flanking Park Barn Lane - not in Section 4 (Duckpond/Chartway/Gravelly Bottom).

Facilities – GP surgery.

Highways – Traffic calming: Charlesford Avenue, Cayser Drive, Ashford Road.

Path to playing field.

Weight limits.

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