

A community event for the Winnall Flats development site was held as a virtual event via Microsoft Teams on Thursday 15<sup>th</sup> October 2020.

The event was recorded and residents of Winnall Flats who were unable to attend the virtual event were encouraged to watch the recording and ask any further questions or make comments via email.

- During the event a number of questions were asked by people attending
- Emailed questions received after the event have been included in this report
- Questions have been grouped under four headings

### Parking

Question	Answer
Was the parking survey undertaken in the evening as well as day time?	Two parking surveys were undertaken, one in 2018 over a period of 2 separate days and the second over a period of 9 months. The surveys were done at all times of the day and evening from 08:00am to midnight.
How many parking spaces will be provided across the whole site?	The parking and garage surveys show that the maximum number of car park and garage spaces used for vehicles is 115 for the 156 existing flats. We will provide the same proportion of spaces for the new homes. This means we will provide 174 spaces in total across the whole site. These will be in small and large parking courts near the existing and new blocks and in car ports behind the beech trees to the east of Earle House.
How will the parking be restricted to residents only?	We are looking at ways to restrict the parking to residents only, for example with resident permits or with an automatic number plate recognition (ANPR) system. We will look into these options and provide details in the future.
Will there be sufficient parking for residents during construction and what is the plan to stop construction workers parking around the flats during construction?	The contractor has already started planning where and how they will ensure sufficient parking for residents during the construction period and will provide details before starting on site. They will also plan and provide information about where their workers will park – this will be part of the planning submission.



## The new flats:

Question	Answer
What has changed since 2018?	Since the consultation event in 2018, the proposals have been developed to plan to build 76 new homes – 73 flats and 3 houses - and improve the open space around the flats. The improvements to the open spaces reflect the ideas that residents preferred at the event in 2018 and will provide better spaces for residents to relax, meet and play.
Why has the design changed to include 2 bedroom flats?	Block A has been changed to provide 14 one bedroom flats and 18 two bedroom flats instead of 32 one bedroom flats. This block will be for shared ownership. There is a strong demand for two bedroom flats so we changed some of the one bedroom flats – this meant we have made this block 5 storeys – the same as block B.
Are these for sale or rent? How can I put my name down when they become available?	In addition to the 32 flats in block A, the 3 two bedroom house will also be for shared ownership. To register for shared ownership housing, go to <a href="https://www.helptobuyagent3.org.uk/">https://www.helptobuyagent3.org.uk/</a>
Is there sufficient space for these new dwellings and people?	Yes. The majority are aimed at single people. Block B will be rented, aimed at younger working single people and keyworkers.
Will the new flats be heated by electric or gas?	The flats and houses will be heated by electric heaters. This is because the Council does not want any new homes to be connected to the gas grid because of the climate emergency.
Will there be installation of fibre optic cables for telephone and broadband direct to the blocks?	We expect that the flats will be provided with fibre optic cables for telephone and broadband.



## The planning application and impact of building work on existing residents

Question	Answer
When will the Council be submitting a Planning Application?	We expect to make the planning application in early December and hope to have a decision in March 2021.
Can you publish the results of the bore-hole work done earlier this year?	The results of the bore-hole work will be used to design the new buildings. Where appropriate they will be included in the planning application.
When do you anticipate work starting and for how long?	We hope to start on site in summer 2021 and to complete the building work in spring 2023.
How will the day to day life of residents be affected, including key workers who do night shifts?	The contractor is experienced at managing building work in built up areas and will plan the work to cause the least disruption to residents. The planning conditions will restrict the working hours of the building contractor.
What improvements will be made to existing flats?	Improvements to the areas around the flats, including the creation of a new pocket path to the south of Craddock House, new footpaths and new entrance porches to the existing blocks will be included in the planning application and building works.
When will you give details of the planned works to existing flats?	The Property Services team at the Council are responsible for the improvements to the flats themselves. They will plan and manage these works separately, including replacing the windows and will provide details to residents about when the work will be done.



**External areas:**

<b>Question</b>	<b>Answer</b>
What will happen to existing trees on the site?	A small number of trees will be felled but many more new trees will be planted. The line of beech trees next to the black path will remain.
How many trees will be felled?	
How many new trees will be planted?	
Is the sloped bank where you are planning the new pedestrian access going to be steps or a ramp?	The new pedestrian access to Winnall Manor Road is likely to be stepped as it is too steep for a ramp.
What security will there be for the new access?	This pedestrian access will be lit with street lamps which will help to make it a safe route.
Will the new access road allow emergency access to Dennett and Earle Houses?	The new road access has been carefully designed to allow for emergency vehicles to reach Dennett and Earle Houses.