

HILLVIEW

313-315 The Roundway and 8-12 Church Lane, London N17

STATEMENT OF COMMUNITY INVOLVEMENT

Prepared for Hillview Developments LLP

March 2022

Connect

LAND AT THE ROUNDWAY – HILLVIEW DEVELOPMENTS LLP
STATEMENT OF COMMUNITY INVOLVEMENT

CONTENTS

1. INTRODUCTION 2

2. CONSULTATION POLICY..... 3

3. CONSULTATION FEEDBACK 4

4. ONLINE CONSULTATION FEEDBACK.....11

5. RESPONSE TO CONSULTATION FEEDBACK16

6. APPENDICIES19

LAND AT THE ROUNDWAY – HILLVIEW DEVELOPMENTS LLP

STATEMENT OF COMMUNITY INVOLVEMENT

1. INTRODUCTION

1.1 THE APPLICANT

- 1.1.1 This Statement of Community Involvement (SCI) was produced on behalf of Hillview Developments LLP (the Applicant) in support of their planning application for the redevelopment of land at The Roundway, Tottenham, N17 in London. Hillview LLP is a joint venture between two locally based developers, who are experienced in delivering residential-led schemes in Haringey and across London.

1.2 APPLICATION SITE

- 1.2.1 The site address is 313-315 The Roundway and 8-12 Church Lane, London N17.
- 1.2.2 The brownfield former employment site is located between Church Lane, Lordship Lane and The Roundway. The application site is approximately 0.41ha in area. The site is predominantly vacant and contains various buildings and yards, the most recent use being car related industry. It is allocated for residential-led redevelopment in Haringey Council's Local Plan: Site Allocations DPD 2017 (Policy SA63).
- 1.2.3 There are a number of heritage assets which are in close proximity to the site, including the Grade I listed Bruce Castle. Further to this, the site lies in close proximity to three conservation areas.
- 1.2.4 The site is situated in the London Borough of Haringey ward of White Hart Lane.

1.3 THE PROPOSALS

- 1.3.1 Hillview Developments LLP are submitting a full application for the demolition of existing buildings and erection of a three to five storey building with new Class E floorspace at ground floor and residential C3 units with landscaping and associated works.

LAND AT THE ROUNDWAY – HILLVIEW DEVELOPMENTS LLP

STATEMENT OF COMMUNITY INVOLVEMENT

2. CONSULTATION POLICY

2.1 NATIONAL GUIDANCE

- 2.1.1 Section 40 of the National Planning Policy Framework (NPPF) states that planning authorities should, *“encourage any applicants who are not already required to do so by law to engage with the local community”*.

2.2 LOCAL GUIDANCE

- 2.2.1 The London Borough of Haringey adopted the latest version of its SCI in 2017.
- 2.2.2 Section 2.2.2 of Haringey Council’s SCI states *“Prior to submitting an application, applicants are strongly encouraged to discuss their proposal with likely affected parties, such as neighbours. For complex proposals, pre-application advice should be sought from the Council to ensure any subsequent application addresses the key considerations.”*

LAND AT THE ROUNDWAY – HILLVIEW DEVELOPMENTS LLP

STATEMENT OF COMMUNITY INVOLVEMENT

3. CONSULTATION SUMMARY

3.1 COMMUNITY RESEARCH AND MATERIALS

- 3.1.1 From 21 December 2021, Connect were appointed to support the consultation for the Applicant's proposals and begun by auditing the local community and developing a strategy of engagement.
- 3.1.2 An audit of political and community stakeholders was undertaken to understand who they were and how to engage with them. The stakeholders and groups that were identified as part of this audit are detailed in this section.

3.2 FORMAT

- 3.2.1 Due to the Covid-19 pandemic, the project team designed and delivered an online consultation programme which allowed for the community to understand the early proposals and provide feedback online, by email, post, and by telephone.
- 3.2.2 The consultation website was launched on Friday 21 January, under the domain www.roundwaydevelopment.co.uk.
- 3.2.3 Residents were invited to submit feedback from Friday 21 January until Sunday 6 February via a dedicated feedback form on the website. This allowed residents a significant amount of time to review the proposals. Residents were able to provide feedback on the proposals and ask questions via the Connect team.
- 3.2.4 Feedback received after the closing date was still accepted, and where possible, considered by the project team before the application submission documents were finalised.
- 3.2.5 Paper copies of the consultation materials were made available, on request, for residents who they themselves, or people they were aware of, were unable to access the consultation materials digitally.

3.3 PUBLICISING THE CONSULTATION

- 3.3.1 The primary method of publicising the consultation was a leaflet drop delivered by hand. The leaflets were delivered to 5,200 homes in the local area. A map of the streets to which the leaflet was delivered is below.

LAND AT THE ROUNDWAY – HILLVIEW DEVELOPMENTS LLP

STATEMENT OF COMMUNITY INVOLVEMENT



Figure 1: Leaflets promoting the consultation were delivered to roads marked in red, blue and yellow. The site is marked with a red circle.

- 3.3.2 The leaflet provided residents with a briefing on our proposals and the site context. Further information on how to take part in the consultation, including how to access the consultation website, virtual residents meeting, and phone, email and postal contact details for the consultation team, was also included in the leaflet. A copy of the leaflet has been reproduced in Appendix 1.

3.4 PUBLIC CONSULTATION

- 3.4.1 The public consultation was held between Friday 21 January and Sunday 6 February, where local residents were able to learn more about the proposals and submit their feedback to the project team.
- 3.4.2 The consultation website, which can be viewed at www.roundwaydevelopment.co.uk, was launched on Friday 21 January and served as the primary engagement platform. The consultation website has been reproduced in Appendix 2 of this document. The website was designed to be compatible for both desktop and laptop computers as well as mobile devices and tablets.
- 3.4.3 Over the course of the consultation period, 195 unique users visited the consultation website, with 27 feedback forms submitted.
- 3.4.4 The website's Home Page featured an image of the proposed development, an introduction to the website, an overview of what the project will deliver as part of the proposals, and a button allowing users to join the virtual consultation.
- 3.4.5 The public could access further information through the menu at the top of the page. This included the sections: about us, the site, our vision, our approach, and have your say.
- 3.4.6 The 'have your say' page provided an online form for people to submit their views on the application. The form asked the respondents to provide their personal details alongside

LAND AT THE ROUNDWAY – HILLVIEW DEVELOPMENTS LLP

STATEMENT OF COMMUNITY INVOLVEMENT

comments on the application. The feedback form was GDPR compliant, and personal details were only shared with the applicant with the consent of the respondent.

- 3.4.7 Three quantitative questions were also included on the feedback form to assess public support for key aspects of the proposals. The questions and the responses received are outlined in the Consultation Feedback section of this document.

3.5 VIRTUAL RESIDENTS MEETING

- 3.5.1 The project team held a virtual consultation meeting with local residents. Details of how to join the meeting were included on the consultation leaflet, which was delivered to 5,200 homes, as well as on the consultation website, where two buttons taking users directly to the virtual residents meeting were displayed prominently.
- 3.5.2 The meeting took place on Zoom at 18:30 on 26 January. 27 people were in attendance, including the three ward councillors for White Hart Lane Ward.
- 3.5.3 Members of the project presented the proposals to the public. A copy of the presentation has been reproduced in Appendix 3.
- 3.5.4 At the end of the meeting, members of the public were able to put their questions to the project team.

3.6 WARD COUNCILLORS

- 3.6.1 The London Borough of Haringey ward councillors for White Hart Lane are:
- Cllr Charles Adje
 - Cllr Gideon Bull
 - Cllr Anne Stennett
- 3.6.2 All three ward councillors attended the virtual public consultation on the 26 January. A follow up meeting with ward members was organised for Friday 18 February which was attended by all three ward councillors and key members of the project team.
- 3.6.3 The issues and questions raised by each councillor is detailed in the table below.

LAND AT THE ROUNDWAY – HILLVIEW DEVELOPMENTS LLP

STATEMENT OF COMMUNITY INVOLVEMENT

COUNCILLOR	TOPICS OF DISCUSSION
Cllr Gideon Bull	• Affordable housing provision; • Housing mix and provision of family-sized units; • Consultation activity; • Neighbouring petrol station; • Construction management; • Height, scale and massing; • Impact on neighbouring heritage assets; • Highway safety.
Cllr Charles Adje	• Fire safety; • Roof garden; • Construction management.
Cllr Anne Stennett	• Design; • Internal layout; • Housing mix; • Off-site financial contributions; • Apprenticeships during construction; • Active travel and public transport; • Impact on neighbouring amenity; • Tenure.

3.6.4 Members of the project team answered questions from ward members at the meeting.

3.6.5 A follow up meeting was held on the site with Cllr Stennett and Cllr Bull. A member of the project team walked around the site with the two ward councillors, outlining the proposed scheme in further detail and answering any questions from members.

3.6.6 The feedback received from councillors at the site visit meeting was generally positive, with ward members expressing support for several elements of the scheme.

3.7 POLITICAL STAKEHOLDERS

3.7.1 A briefing on the proposed development was sent to Cllr John Bevan in his capacity as Cabinet Member for Planning, Licensing and Housing Services on 11 January 2022. The briefing included an invitation to meet the project team to discuss the proposals.

3.7.2 Cllr Bevan responded on 11 January 2022, declining to meet the project team.

3.8 COMMUNITY GROUPS

3.8.1 Briefings on the proposals were sent to Friends of Bruce Castle (11 January 2022) and Tottenham Civic Society (31 January 2022). Both groups were offered a meeting with the project team and provided with a point of contact to direct any questions from members about the development proposals.

3.8.2 Following the Development Management Forum meeting (outlined below), a further meeting invitation was circulated to Joseph Nicholas, Tottenham Civic Society Secretary and founding member of Friends of Bruce Castle.

LAND AT THE ROUNDWAY – HILLVIEW DEVELOPMENTS LLP

STATEMENT OF COMMUNITY INVOLVEMENT

- 3.8.3 The project team met with Joseph Nicholas (outlined above), Joyce Rosser (member of Tottenham Civic Society and Tottenham Conservation Area Advisory Committee), Alison Armour (member of Tottenham Conservation Area Advisory Committee, Tottenham Civic Society and Bruce Castle Grove Residents Network), and Martin Ball (member of Tottenham Conservation Area Advisory Committee), on Wednesday 2 March 2022, at the Garden House Restaurant, 410 High Road, N17, close to the application site.
- 3.8.4 At the meeting, the project team outlined the heritage and design-led approach which had guided the evolution of the proposed design, and answered questions about the development proposals.
- 3.8.5 The feedback from the meeting was generally positive, with attendees recognising that a design and heritage-led approach had been undertaken as part of the proposed development.

3.9 SITE NEIGHBOURS

- 3.9.1 A briefing on the proposals and an invitation for a meeting with the project team was sent to Rising Stars Nursery and Daycare on 11 January 2022.
- 3.9.2 A follow up email was sent on 14 January 2022, inviting Rising Stars Nursery and Daycare to a meeting with the project team on Thursday 27 January was not responded to.

3.10 PRE-APPLICATION PLANNING SUB-COMMITTEE BRIEFING

- 3.10.1 The project team presented the scheme and took questions from Haringey Council's Planning Sub Committee on Monday 7 February.
- 3.10.2 Alongside the council's officers and members of the project team, the following members of Haringey Council's Planning Sub Committee were in attendance:
- Cllr Sarah Williams
 - Cllr Dhiren Basu
 - Cllr Peter Mitchell
 - Cllr Reg Rice
 - Cllr Luke Cawley-Harrison
 - Cllr Liz Morris
 - Cllr Viv Ross
- 3.10.3 Members asked a range of questions to the project team, the details of which are outlined in the table below.

LAND AT THE ROUNDWAY – HILLVIEW DEVELOPMENTS LLP

STATEMENT OF COMMUNITY INVOLVEMENT

COUNCILLOR	TOPICS OF DISCUSSION
Cllr Peter Mitchell	• Housing mix and provision of family-sized units; • Access to light in private and communal parts of the building; • Dual aspect apartments; • Noise pollution mitigation.
Cllr Luke Cawley-Harrison	• Affordable housing provision; • Site permeability; • Landscaping; • Accessibility;
Cllr Reg Rice	• Site boundary and development of neighbouring plots of land; • Impact on neighbouring amenity.
Cllr Liz Morris	• Impact on nearby heritage assets; • Active travel and cycle infrastructure.
Cllr Sarah Williams	• Design; • Impact on nearby heritage assets; • Site permeability.

3.11 DEVELOPMENT MANAGEMENT FORUM

3.11.1 On Wednesday 23 February 2022, the applicant presented to the Haringey Development Management Forum, an event organised by LBH which is open to the public and provides an opportunity for attendees view a presentation on the proposed development and to ask questions to the project team.

3.11.2 The Forum was attended by Haringey Council officers, key members of the project team and 14 stakeholders from the local area. This included local residents, Haringey councillors, and representatives from active amenity groups and societies from the local area:

- Klaus Kuerner – Chair of Friends of Bruce Castle
- Joseph Nicholas – Secretary to Tottenham Civic Society and founding member of the Friends of Bruce Castle
- Cllr John Bevan – Cabinet Member for Planning, Licensing and Housing Services
- Cllr Charles Adje – Ward councillor for White Hart Lane
- Cllr Gideon Bull – Ward councillor for White Hart Lane
- Martin Ball – Member of Tottenham Conservation Area Advisory Committee

3.11.3 The topics of discussion from those in attendance is outlined in the table below.

LAND AT THE ROUNDWAY – HILLVIEW DEVELOPMENTS LLP
STATEMENT OF COMMUNITY INVOLVEMENT

STAKEHOLDER	TOPICS OF DISCUSSION
Joseph Nicholas	• Height and massing; • Impact on nearby heritage assets; • Tree planting and screening of development.
Cllr Gideon Bull	• Design quality; • Construction management; • Contribution to the 'up and coming' character of the area; • Impact on neighbouring homes and nursery.
Martin Ball	• Impact on nearby heritage assets.
Klaus Kuerner	• Construction management; • Impact on Bruce Castle Park footpath access; • Financial contributions to offsite children's play area.
Local residents/other	• Affordable homes; • Construction management; • Parking; • Impact on neighbouring residential amenity.

4. ONLINE CONSULTATION FEEDBACK

4.1 POST CONSULTATION REVIEW

- 4.1.1 Over the course of the consultation, 28 respondents provided feedback via the online form and 2 respondents provided feedback via phone. The feedback was collated, reviewed, and passed back to the project team.
- 4.1.2 Feedback was accepted via any means it was provided, including written and verbal feedback via the contact details provided.
- 4.1.3 Any feedback received after the consultation closed was still collated and passed on to the project team, informing the final submission documents where possible.

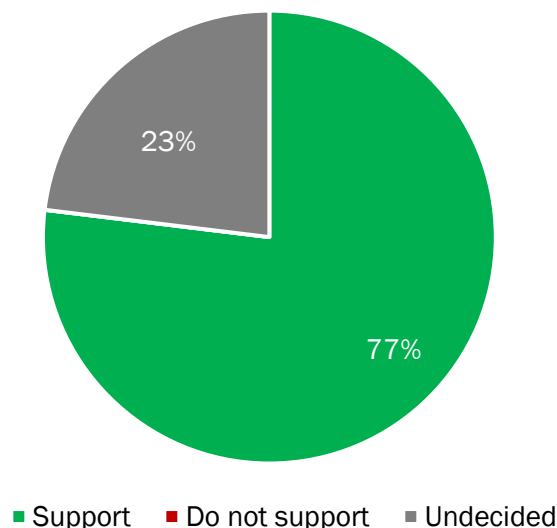
4.2 QUANTITATIVE ANSWERS

- 4.2.1 The online form's first question read: "do you support a design and heritage-led approach to this development?" The responses available were:

- Support
- Do not support
- Undecided

- 4.2.2 26 respondents answered this question. The breakdown of the answers is displayed in the graph below.

Q1. Do you support a design and heritage-led approach to this development?



- 4.2.3 The feedback from respondents on this question clearly showed support for a design and heritage-led approach for a development on this site. The most common answer to this question was that residents support a design and heritage-led approach to this development, with 20 out of 26 respondents selecting this option. This equates to 77% of all respondents. The least common answer was that they do not support, with 0 of the

LAND AT THE ROUNDWAY – HILLVIEW DEVELOPMENTS LLP

STATEMENT OF COMMUNITY INVOLVEMENT

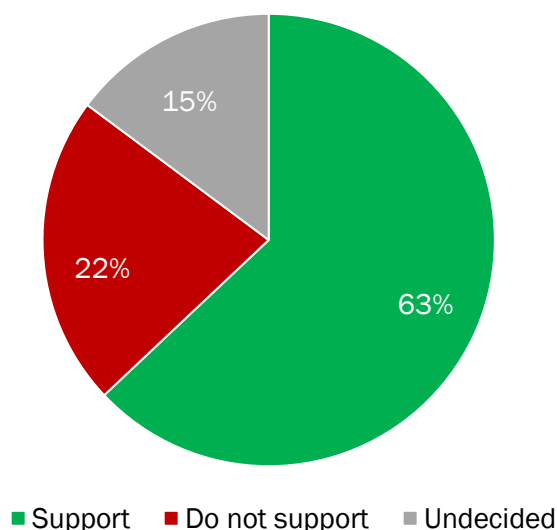
respondents choosing this option. Thus, the remaining 6 out of 26 respondents selected that they were undecided. This equates to 23%.

4.2.4 The second question on the online form read: “would you like to see this scheme delivered as a car-free development?” The responses available were:

- Support
- Do not support
- Undecided

4.2.5 27 respondents answered this question. The breakdown of the answers is displayed in the graph below.

Q2. Would you like to see this scheme delivered as a car-free development?



4.2.6 The feedback from respondents on this question clearly demonstrates support for a car-free development to be delivered on this site. The most common answer to this question was support, with 17 out of 27 respondents choosing this option. This equates to 63% of all respondents. The least common answer was that respondents were undecided on whether they would like to see this scheme as a car-free development, with 4 out of the 27 respondents choosing this option. This equates to 15% of total respondents. Thus, the remaining 6 out of 27 respondents selected that they do not support the scheme being a car-free development. This equates to 22% of respondents.

4.2.7 The third question on the online form read: “do you feel that it is important to provide some non-residential uses on the ground floor of the proposed development?” The responses available were:

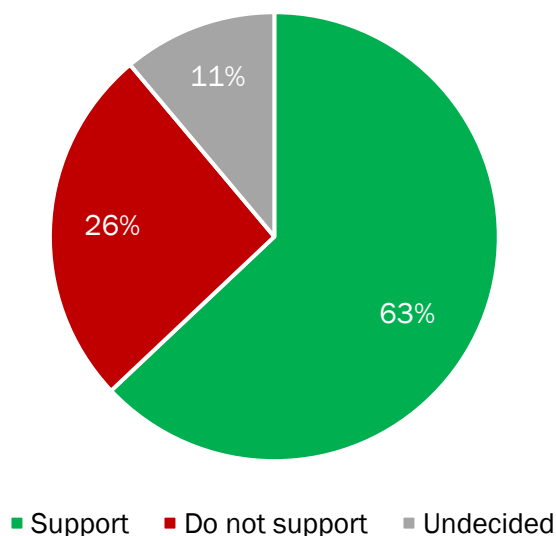
- Support
- Do not support
- Undecided

LAND AT THE ROUNDWAY – HILLVIEW DEVELOPMENTS LLP

STATEMENT OF COMMUNITY INVOLVEMENT

- 4.2.1 27 respondents answered this question. The breakdown of answers is displayed in the graph below.

Q3. Do you feel that it is important to provide some non-residential uses on the ground floor of the proposed development?



- 4.2.1 The feedback from respondents showed clear support for non-residential uses to be provided on the ground floor of the proposed development. The most common answer to this question was that residents do support the idea that they feel it is important to provide some non-residential uses on the ground floor of the proposed development. 17 out of 27 respondents selected this option which equates to 63% of all respondents. The least common answer was that respondents were undecided on whether they would like to see non-residential uses on the development, with 3 out of the 27 respondents choosing this option. This equates to 11% of total respondents. Thus, the remaining 7 out of 27 respondents selected that they do not support the scheme being a car-free development. This equates to 26% of respondents.

4.3 QUALITATIVE ANSWERS

- 4.3.1 The online form also provided a space where respondents could add any further comments that they may have regarding the development site. The answers provided were shared with the project team who have sought to address the feedback received as part of the emerging development proposals. This is covered within the following chapter. The feedback received had been grouped together into topics and the number of respondents that commented on each topic is displayed in a table.

- 4.3.2 Key concerns taken from the respondents are discussed in further detail below:

- **Design (12):** The design of the proposed development was the theme highlighted most frequently amongst respondents. While there were a number of supportive comments relating to the proposed design, some respondents were concerned with the balconies on the Church Lane elevation, which they felt were not reflective of the local area. Respondents were particularly keen that the proposed development reflected the nearby heritage buildings which surrounded the site.

LAND AT THE ROUNDWAY – HILLVIEW DEVELOPMENTS LLP

STATEMENT OF COMMUNITY INVOLVEMENT

- **Ground floor commercial use (8):** The ground floor commercial usage was mostly welcomed by respondents, with feedback predominantly focussing on the types of amenities that local residents would like to see delivered at this location. This consisted of a desire for a coffee shop, café, or bakery. There were also requests for cycle parking in this space.
- **Building height, bulk and massing (6):** Six respondents raised height in their feedback. The primary concern was that the proposed development would be too tall for the site, and be overbearing on neighbouring properties and could potentially intrude on the setting of Bruce Castle.
- **Affordable/Social housing (6):** A number of respondents raised the provision of affordable housing on the site, although this was considered secondary to ensuring high-quality design. Respondents wanted affordable housing on the site to be pepper-potted throughout the development and built to a high standard.
- **Impact on heritage (5):** Five respondents raised the potential issue of a negative impact on adjacent heritage assets. This was primarily concerned with the setting of Bruce Castle, although a couple of respondents also raised the impact on the adjacent Peabody Conservation Area.
- **Improvement of derelict site (5):** Several respondents noted the poor condition of the site generally, and stated that the proposed development would constitute a significant improvement for the area.

4.3.3 The topics which were covered in the qualitative section of the feedback form are shown in the table below, alongside the frequency with which they were raised:

TOPIC	FREQUENCY
Design	12
Ground floor commercial use	8
Height, bulk and massing	6
Affordable/social housing	6
Impact on heritage	5
Parking	5
Improvement of a derelict site	5
Pedestrian and highway safety	3
Green space	3
Active travel	2
Public accessibility and site permeability	2
Local housing need	2

LAND AT THE ROUNDWAY – HILLVIEW DEVELOPMENTS LLP
STATEMENT OF COMMUNITY INVOLVEMENT

Housing mix	2
Impact on neighbouring nursery	1
Wheelchair accessibility	1
Construction management	1

LAND AT THE ROUNDWAY – HILLVIEW DEVELOPMENTS LLP

STATEMENT OF COMMUNITY INVOLVEMENT

5. RESPONSE TO CONSULTATION FEEDBACK

5.1.1 The table below outlines how Hillview Developments LLP have responded to the feedback raised by local stakeholders, groups and residents during the public consultation.

COMMUNITY FEEDBACK	HILLVIEW DEVELOPMENTS LLP'S RESPONSE
Design	The design proposals have been carefully developed through an iterative process with the local borough and residents looking at both finer detail and overall composition to create a welcoming and considered design which will enhance the local setting. The material palette reflects local vernacular architecture with openings accented by contrasting terracotta sills and brick soldier course lintels. These material choices reference the Peabody Cottages adjacent to the site while other architectural features such as blind windows and decorative metalwork railings reference the eastern context of Bruce Castle Museum and Park. The wider design proposals look to enhance the setting on Church Lane with gardens opening onto the street which will significantly improve a currently neglected area with burnt out buildings and blank facades with no natural surveillance. This focus on the greening the site is also reflected in the central courtyard which will provide a natural meeting point for residents. The proposals overall composition is also influenced by the direct context with the balcony approach responding to the nature of the streets on each elevation with fully recessed balconies on The Roundway protecting from traffic noise while open balconies on the courtyard elevations offer a communal aspect to the development. Semi recessed balconies on church lane reflect a quieter setting while still respecting the heritage context.
Ground floor commercial use	Hillview Developments LLP welcomes the mostly positive feedback from the community with regard to the provision of this ground floor commercial space. This will allow the site to be vibrant with an active frontage. The desire for local businesses to fill this space is noted. While it is too early to determine which businesses are likely to occupy the ground floor commercial spaces provided, Hillview Developments LLP will market this space to local businesses and seek to provide services in this space that benefit the whole community.
Height, bulk and massing	Hillview Developments LLP notes the concern from some members of the public over the height, bulk and massing of the proposed development. The site has been vacant for a number of years, and is an eyesore, detracting from the adjacent historic buildings. The site would not be viable to come forward at a significantly lower height, and the benefits of redeveloping the site outweigh the potential harm caused by a five-storey building in this location.

LAND AT THE ROUNDWAY – HILLVIEW DEVELOPMENTS LLP **STATEMENT OF COMMUNITY INVOLVEMENT**

	Further to this, the site is on a prominent corner, where taller buildings are considered more acceptable in planning policy terms, while the height of the development steps down towards Church Lane and the petrol station. Finally, the top floor is set back, decreasing the potential impact of the proposed development's height.
Affordable/social housing	The application will include new affordable homes as part of the proposed development. It is anticipated that the development will have a 23% affordable housing provision, as a proportion of habitable room space. While this is below policy, the remediation of the site and projected costs of the development mean that the site would become unviable if further affordable homes were provided. As such, the application is being submitted alongside a viability assessment. The affordable homes will be tenure blind, and all residents of new affordable homes will have the same access to the shared amenities as residents of market sale homes.
Impact on heritage	Hillview Developments LLP recognises the importance of the historical context surrounding the site, and has designed the proposed development to be both reflective and sympathetic to neighbouring heritage assets. This includes references to the Peabody Cottages Conservation Area, Bruce Castle and All Hallows Conservation Area and the Grade I listed Bruce Castle. Extensive consultation has been undertaken with Historic England, and they have confirmed that the development, as proposed, is acceptable.
Parking	Hillview Developments LLP is supportive of car-free developments in line with Haringey Council policy. This forms part of the sustainability strategy for the site. The site is well serviced by public transport and cycle infrastructure, and will feature 165 cycle spaces for future residents. Disabled on-street parking will be provided for blue badge holders. Future residents who are not eligible for a blue badge permit, will not be permitted to apply for on-street parking permits from Haringey Council. The car-free nature of the scheme will be made clear when the new homes are eventually marketed for sale.
Improvement of a derelict site	Hillview Developments LLP welcomes the number of supportive comments made in relation to the improvement of the site. The site is in a poor state, and will be significantly improved by the proposed development, contributing positively to the surrounding area.
Pedestrian and highway safety	Hillview Developments LLP notes the concern of some residents regarding the traffic on Lordship Lane, which is perceived by some residents to be dangerous. While this falls outside the scope of this application, the site's new permeable access route will provide a betterment for some journeys, and pedestrian safety has been considered by the project team as part of the proposed development. Given that this will be a car-free development, it is not considered that the proposals will have a detrimental impact on highway safety, although work has been undertaken to ensure that future residents of the proposed development can safely receive deliveries.

LAND AT THE ROUNDWAY – HILLVIEW DEVELOPMENTS LLP **STATEMENT OF COMMUNITY INVOLVEMENT**

Green space	Extensive work has been undertaken with landscape architects to deliver a significant improvement of greenery on the site. This includes landscaped private and communal garden space both at ground level and on the roof. New garden space will provide a biodiversity benefit, whilst also making the proposed development attractive.
Active travel	The application has been designed to take advantage of the proximity of the Cycle Superhighway 1, which runs down Church Lane, next to the site. The proposed development includes the provision of 165 cycle spaces, including spaces for larger bikes which can accommodate children or goods. The architects have worked hard to formulate the design to ensure that it is easy for future residents to use their bikes, helping to promote active travel.
Public accessibility and site permeability	Hillview Developments LLP has carefully considered the site's permeability as part of a key benefit which the proposed development can provide for the local community. The site will feature a new, publicly accessible route through the development, creating a new pathway to access Bruce Castle Park.
Local housing need	There is a demonstratable need for new homes in the local area, as reflected in local, regional and national planning policy.
Housing mix	The proposed development has been designed to deliver a mixture of new homes, the sizes of which reflect the locally identified need. This includes the provision of family sized units with three bedrooms.
Impact on neighbouring nursery	Hillview Developments LLP have carefully designed the proposed development to protect neighbouring amenity. This includes the neighbouring nursery, alongside potential future developments on the Spurz Autos site, as well as the neighbouring petrol station. It is not considered that the development will have a negative impact on the nursery. Furthermore, the nursery have been briefed on the proposed development and did not share any comments as part of the pre-application consultation.
Wheelchair accessibility	The proposed development features lifts to access all the new homes, whilst all of the proposed new homes will be able to accommodate residents who require a wheelchair. This includes wide doors to allow wheelchairs to enter homes, as well as step free access from street level.
Construction management	A construction management plan will be implemented to ensure that disruption to neighbouring residents and businesses is kept to a minimum. A point of contact will be provided to neighbouring residents to ensure that any complaints during the construction programme can be acted upon swiftly.

LAND AT THE ROUNDWAY – HILLVIEW DEVELOPMENTS LLP

STATEMENT OF COMMUNITY INVOLVEMENT

5.2 UPDATING THE COMMUNITY

- 5.2.1 Hillview Developments LLP are committed to ongoing liaison with the local community and will continue to respond to requests for information from residents and other stakeholders. All interested parties who have expressed a wish to stay updated on the application, will be informed of the application's submission.