

Summary of Comments from Tour
(25 October 2023)

Visit 1

***Contained a number of sites that formed a wider housing development**

Aspects that had been done well

- Good parking provision at specific sites, although some concerns that these are sited immediately to the front of windows
- Spacious and good density to some schemes
- Positive planting, but maintenance of some trees is lacking
- Bird boxes are a positive feature
- Open spaces are positive within some developments, but needs maintaining
- Good land management to the front of properties
- Variation in design provides a positive feature
- Carefully considered separation from business uses to protect residential amenity and to ensure minimal impact upon the established businesses
- Childrens play area provided in one instance
- Inclusion of bungalows of differing sizes

Aspects that could be Improved

- Green spaces are provided, but appear to have little purpose or functionality
- Lack of play equipment throughout the schemes
- The maintenance of green spaces is unclear and not particularly maintained
- Location of electric metre boxes are unsightly and should be better positioned to side of properties
- Maintenance of drainage areas and easement areas
- Lack of maintenance of land between footpath and properties
- Increased connectivity and links needed within the development and between developments
- Increased volume of bins – Numerous areas for walking of dogs, but only a single bin was noticed
- Drains and basins could become a danger, with lack of fencing
- Fencing to pumping stations are unsightly
- Clarity of ownership of parcels of land
- Planted trees are not maintained and can become unsightly
- False windows detract from the appearance and design
- Refuse collection points are of poor quality and design
- Where provided, the location of the play equipment has minimal natural surveillance and can be better integrated into the scheme
- The development has minimal individuality and character, being very similar to other housing developments
- Drainage concerns were raised, with water run-off on private drives running to garages with limited, or no, means of drainage

Visit 2

Aspects that had been done well

- The site was maintained well in large parts
- The developed sites had good planting
- Drainage appears to function as intended and well maintained
- Uses within the site attract custom and users
 - o These aspects of the development contain attractive features and good landscaping
- Includes some attractive built form that actively functions for its purpose

Aspects that could be Improved

- The access roads contained unsightly and unattractive bollards as a parking deterrent
- Concerns regarding speed limit on the main roads that provide access to the wider site
- Lack of land maintenance in some areas and on undeveloped parcels of land which caused an unsightly appearance
- Provides functionality but fails to be an attractive development overall
- Lack of maintenance of the structures
- Surrounding green/grass spaces could have a more active or functional use
- Lack of bins and poor siting of bins

Visit 3

***The scheme was only partially developed at the time of visit**

Aspects that had been done well

- The scheme is high quality, with good architectural features.
- The development had good quality design throughout, with good variety and good architecture
- The development includes good bespoke detail and has careful detailed features on the properties
- Comprised a terrace of three, which was of an individual and well thought-out design
- Inclusion of chimneys provided a good design feature
- Reduced density in comparison to other schemes, providing a more spacious and high quality layout
- Attractive site entrance
- Well maintained areas of landscaping, for areas that already exist

Aspects that could be Improved

- No specific areas for improvement, but would like to visit the site to review the proposed 'crescent' aspect of the development

Visit 4

***Minor aspect of the wider development site**

Aspects that had been done well

- Some dwellings include interesting detailing
- The outlook from the current scheme is attractive

Aspects that could be Improved

- Lack of individuality, with properties being similar in design to other sites also visited, resulting in an under-whelming scheme
- The scheme appears to be relatively 'mismatched' with a lack of connectivity within the scheme at present
- Lacks detailed features
- Streetscene appears unattractive due to inconsistent roofslopes
- The greenspace within the development has limited purpose and no specific function
- Drainage concerns were raised, with water run-off on private drives running to garages with limited, or no, means of drainage
- Lack of garden amenity space
- The easement strips need to be regularly maintained

Visit 5 – Part A

Aspects that had been done well

- The dwellings, once in the most recent development, is well spaced, creating a spacious feel
- Good parking for individual plots

Aspects that could be Improved

- External finish and choice of materials, with particular mention of cladding on the corners of properties
- The block paving on private drives currently have vegetation growing through the bricks
- Minimal planting within the scheme and lack of functional green space
- The open space lies near to main road, which feels independent from the development and lacks functional purpose

Visit 5 – Part B

***The scheme was only partially developed at the time of visit**

Aspects that had been done well

- The scheme proposes a large area of open space with good natural surveillance and outlook from properties (already currently undeveloped so would be beneficial to see the development complete)
 - o Specific play area identified on plan, but uncertain on level of control and future maintenance
- Additional detail, such as edging to properties, which increases visual appearance
- Green areas between plots
- The drives are graded as to slop towards drains, rather than buildings or highway

Aspects that could be Improved

- Use of tarmac for private drives reduces visual appearance and quality of finish
- Minimal planting in its current form
- SUDs drains to the frontage of the site are of concern and could be improved through introducing additional features.