

PLANNING FOR REAL

DRAFT MASTERPLAN PROPOSALS - CHESTERTON AND CRACKLEY

P4905 / NOVEMBER 2018

BACKGROUND

Aspire Housing has been working in partnership with Newcastle Borough Council to develop a masterplan for the long term regeneration of part of Chesterton and Crackley to set a vision for the next 10 years and the future.

During our previous consultation (March 2018) we asked for the views of local residents and the wider community on a range of issues relating to the area. We invited your views and comments on what matters and raised the following questions.

- What are the things in the area that you value and that should be kept?
- Would you be supportive of new housing to meet a wide range of needs in the community?
- Is housing in the area affordable, for those who wish to rent or buy?
- What do you think about the quality and choice of existing housing?
- How can the appearance and layout of the area and its environment be improved?
- Is there enough car parking for local residents?
- Do you use any local open spaces and if so, which ones and for what purpose?
- How could local open spaces within the site and the wider area be better used?
- What's your view on access to services (eg shops, schools, transport etc), leisure/community facilities and could this be improved?
- What issues are experienced by existing residents living in and around the area that the plans need to address?
- Is anti-social behaviour an issue and if so how could this be improved?
- Could anything else be improved for current residents or people who may be interested in moving to the area?

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YOUR FEEDBACK

The feedback you provided at the consultation event in March and since told us that:

- The majority of respondents are **in favour of new housing** in the area. The need for specific types of housing, such as bungalows and more social housing was also highlighted.
- Housing in the area is generally considered to be affordable, however, there were a range of views regarding the **quality and choice of existing housing**.
- Most residents who responded **value the open spaces** within the area, particularly Crackley Playing Fields, and many said they are opposed to the development of housing on these spaces.
- **Other facilities valued** in the area are the good choice of local shops and good local transport facilities.
- Most residents who responded said **anti-social behaviour and drugs** in the area is a particular challenge as well as the **lack of security and feeling safe**. The lack of street lighting across the area, including within Crackley Playing Fields, as a contributing factor to this.
- Residents thought that the **appearance of the area could be improved**, in particular the amount of litter and lack of landscaping features such as trees, shrubs and flowers.
- Almost everyone who responded stated that there is **insufficient car parking** for local residents.

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DRAFT MASTERPLAN SITE PLAN

NOT TO SCALE

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DRAFT MASTERPLAN PROPOSALS

Following the March 2018 consultation, Aspire Housing has been working collaboratively with the Borough Council to assess a range of options for the long term regeneration of parts of Chesterton and Crackley taking account of the feedback received at the last event.

The site area consists of land in the ownership of Aspire Housing, Newcastle Borough Council and private occupiers. There are a range of uses currently within the site, including a mixture of residential accommodation with associated car parking and private gardens, public open space and recreational space and an over 55s residential facility.

There has been no decision yet from the Borough Council on the future of Crackley Playing Fields and so the proposals at this stage do not include this area of open space.

We now wish to understand the views of local residents, and the wider community, on the draft proposals and to discuss what will happen next for those residents who may be directly affected.

The draft proposals include:

- The redevelopment of six blocks of flats and four bungalows owned by Aspire Housing for new family housing
- The redevelopment of a group of maisonette flats owned by Aspire Housing for new apartments for older people
- The creation of an Older Persons Village in the centre of the neighbourhood made up of the new apartments and the existing Kent Grove scheme
- Providing additional car parking spaces across the neighbourhood to address this issue
- New housing developments would include high quality build standards and landscaping, as well as providing better surveillance of the streetscene and improved security for residents

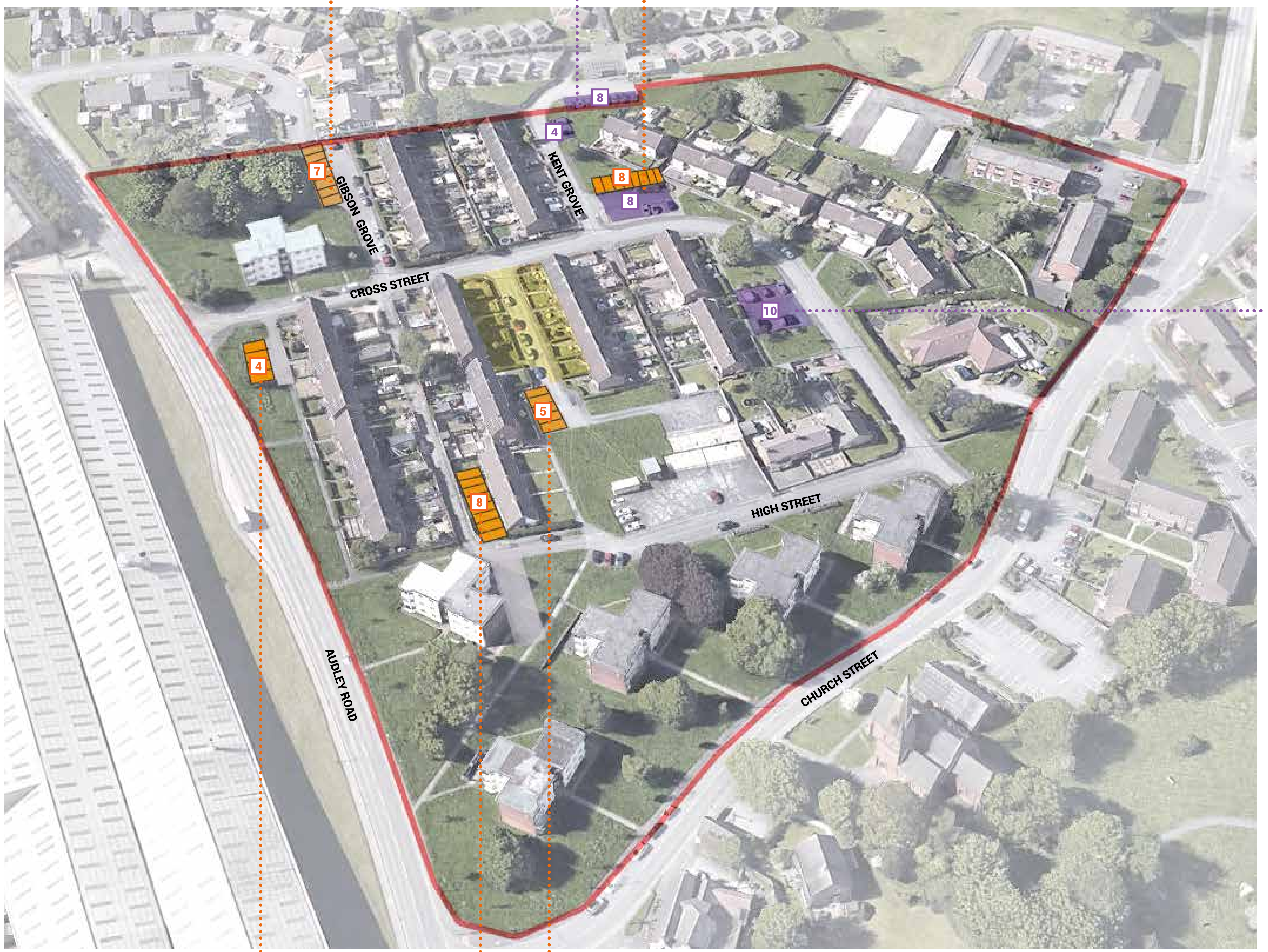
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CAR PARKING PROPOSALS

Car Parking was raised as a particular issue during the March 2018 consultation and it is proposed to address this by providing 32 additional spaces to provide 62 spaces in total.



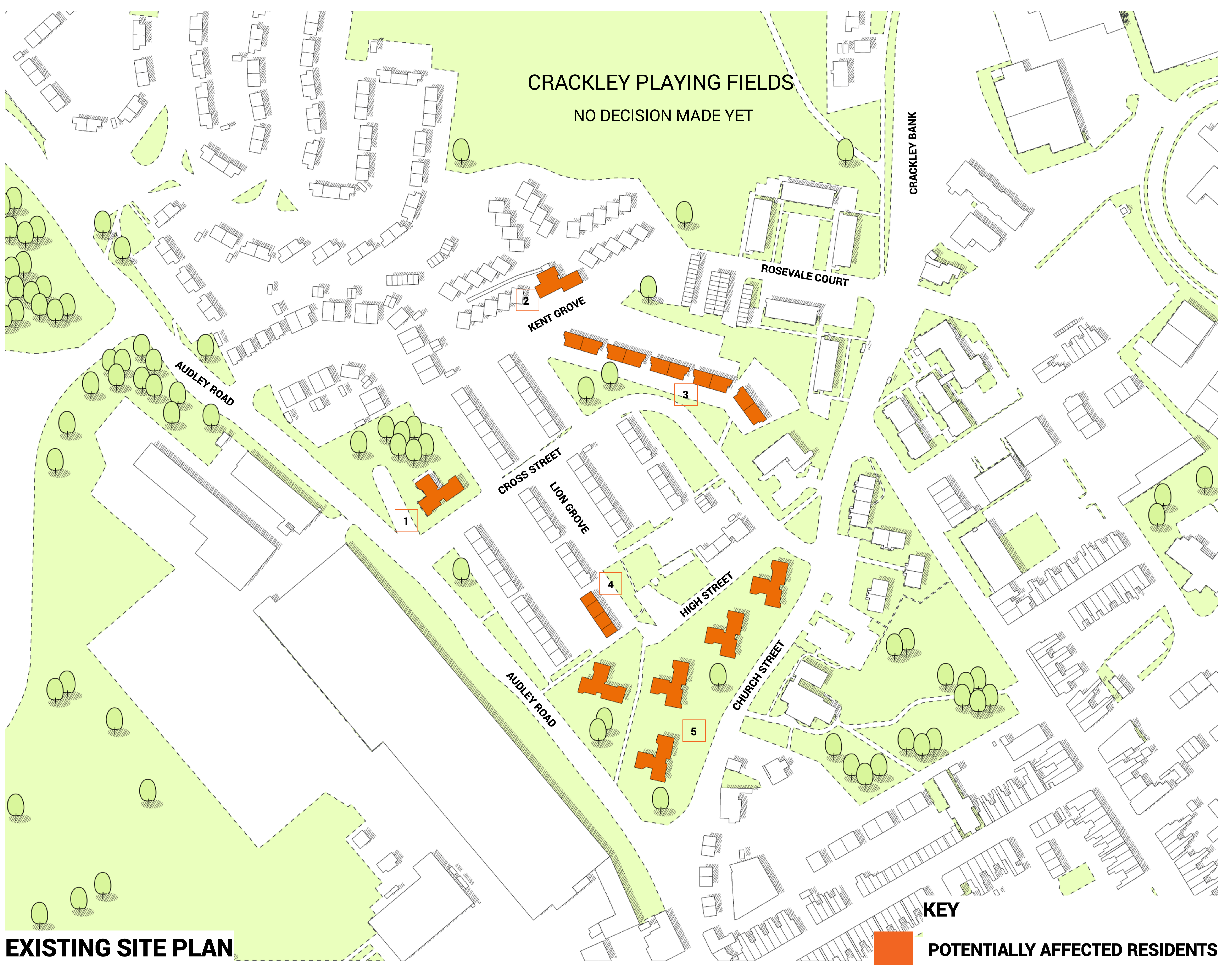
The new development proposed is to replace the bungalows and provide housing and additional parking for local residents in the garden spaces.

PARKING SUMMARY	
PARKING	No.
EXISTING	30
ADDITIONAL	32
Total	62



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WHO COULD THIS DIRECTLY AFFECT?



Aspire Housing’s Relocation Charter provides information about the support that we commit to provide to anyone who could be directly affected by these proposals. Copies of the charter will be provided upon request and members of staff from Aspire are available to answer any questions or concerns you may have.



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WHY ARE YOU HERE?

We need your views to help us to shape the long term masterplan for your area and to inform the decision making process. This is an opportunity to help influence and shape the future of this area in advance of a planning application so please take the time to contribute. You can contribute at the event or contact us by email on the details below.

Post to: Simon Phillips, GVA, 3 Brindleyplace, Birmingham, B1 2JB

Email: simon.phillips@gva.co.uk

Copies of the consultation boards will be available to view at www.aspirehousing.co.uk, the Chesterton One Stop Shop and Castle House from 30th November 2018.

All consultation responses should be submitted by no later than 5pm on 18th January 2019.

QUESTIONS TO CONSIDER

We invite your views and comments on what matters to you:

What do you like about the draft masterplan proposals?

What do you not like about the draft masterplan proposals?

What else would you like to see in the masterplan?

What are your thoughts on?

- The sites proposed for redevelopment
- New family housing sites
- New apartments for over 55s and creating an older persons village
- Additional car parking locations
- Impact of new housing on anti-social behaviour and surveillance

TIMELINE

