

The Future of the Former Shevington Community School Site Council Meeting - 26 January 2022

Ms Angela Durkin (Team Leader – Housing Development) set the scene in terms of an update on the proposals for the future of the site. She explained that progress with the project had been delayed because the team had been waiting for the availability of funding. The next bidding round for funding was now open, so the team had begun to progress the scheme.

The team were proposing that this site should now be included in the LA's programme for delivery in future years. Following consultation with the Parish Council, ward councillors and other stakeholders, the proposal that this site should be developed as an elderly persons' Extra Care facility had been established in principle. That was now the accepted way forward.

Mr Peter Collins (Project Manager - New Build and Regeneration) talked about the details of the proposals for the scheme and the timescales. He informed the Council that the scheme would take the form of an older persons' Extra Care facility consisting of 25/30 self-contained one-bedroomed apartments. The site was located in the Green Belt, which would restrict over-development of the site. The new buildings could not be more dominant or intrusive than the current buildings. The development would be focussed on the elderly and would include provision of an assisted bathing facility and facilities for social activities for the residents.

There was a great deal of work to be done on the scheme in terms of planning and design and discussions were already under way. The team were in discussion with neighbouring site holders about having a shared access. It was hoped that construction would begin by the end of 2022 and it was anticipated that the scheme would be completed in mid-2024.

The scheme would fall under the LA's sheltered housing stock and the apartments would be allocated through the housing service. Selection criteria for residents would need to be agreed and a waiting list would have to be operated. Care staff employed by the LA would work on site, with some staying over night.

Consultation with local residents had started. The team intended to continue attending local meetings to share their plans, as they were developed. The team would welcome any feedback before a planning application was submitted.

Ms Durkin and Mr Collins took questions from those present, answering as follows:

- The team would be submitting a bid for funds to Homes England. They had been applying for funding to them for over ten years and had always been successful in securing financial support. They were confident that they would be successful again, as Homes England had plenty of funding available at present. Only a portion of the development would be funded via this source. The balance would come from capital revenue funding.
- The projected total cost of the project was expected to be about £4 million. The development would need to include noise mitigation because of its close proximity to the M6 motorway and ground source heat pumps to be climate change friendly. Both were very expensive.
- The facility would have its own car park and would not make street parking along Miles Lane worse. Shared access to this and the neighbouring car parks

Appendix A

belonging to the clinic and the doctors' surgery might provide a solution to the issues that multiple exits and entrances might cause. A feasibility study relating to this was currently being carried out.

- The development had to stay within the footprint of the current buildings. The car park had to be included within the current curtilage of the site. There were many high value trees on the site. They would be conserved, with the woodland at the western end of the site being retained and communal gardens being created to the south end.
- The surgery/clinic car park always appeared to be full, even if there were no patients visiting. This was because the cars parked there belonged to staff.
- The field to the rear of the facility would be open and accessible to the public. The exit road from the site would be greatly improved.
- The team had written to the hairdresser's business to ask if they would be interested in leasing a plot of land for use as a car park by their clients, but had so far not received a reply. A small plot at the side of the development was available for this purpose, as it was of no use to the facility.
- Firm plans for the facility would probably be available in about a month's time. The team would share them with all stakeholders once they were ready.