

Brunninghams Farm Public Consultation

3rd May 2025

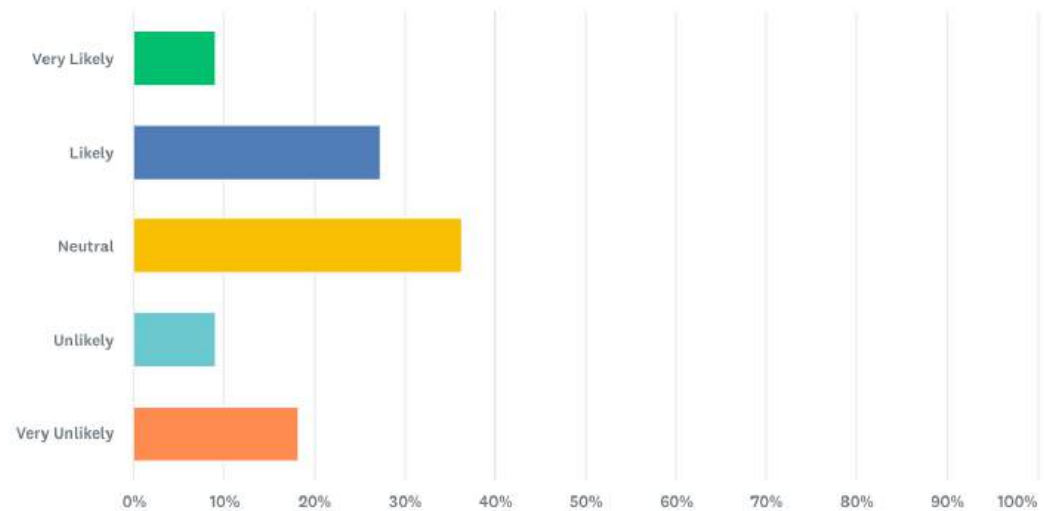
Public Consultation Overview

- The public consultation event, held on 3rd May 2025, achieved an excellent turnout, with an estimated 50–60 local residents attending to learn more about the proposed development. This strong level of engagement demonstrated a genuine community interest in the future of the site.
- To ensure all neighbours were informed, the project team hand-delivered approximately 120 invitation leaflets to every property along Heath Ride 1–2 weeks prior to the event, inviting residents to drop in between 5–7pm. This personal approach contributed to the high attendance and the positive atmosphere on the day.
- Feedback received during the event was generally very supportive, with many attendees welcoming the opportunity to replace the site's current derelict appearance with a thoughtfully designed residential scheme. Alongside this support, residents also raised several constructive points for consideration, including contributions towards the maintenance of the private road, management of existing flood risk, and concerns about any potential attempt to install or reinstate a mains sewer connection. These issues are being taken forward and will continue to inform the development of the proposals.
- A pre-consultation survey was also circulated to all neighbouring properties, and a summary of the responses is provided below.

Pre- Consulation Survey Replies

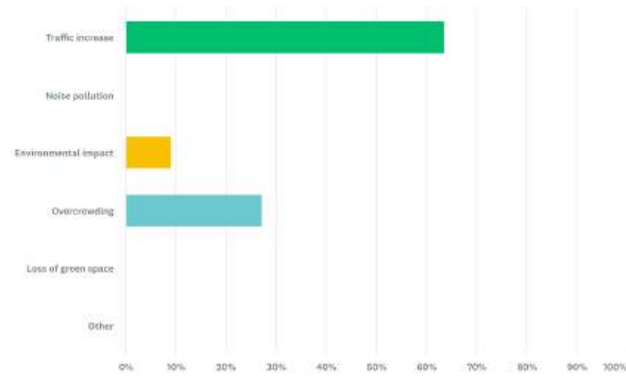
How likely are you to support this development if it includes your preferred features and addresses your concerns?

Answered: 11 Skipped: 0



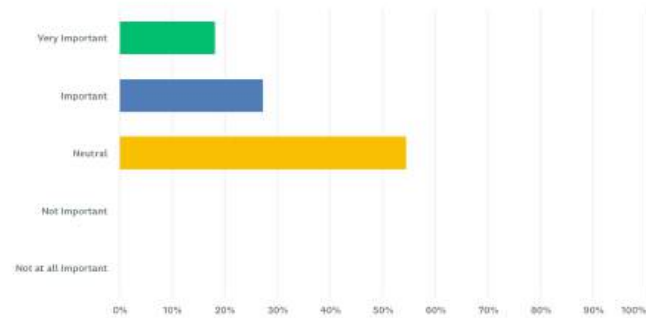
What is your biggest concern regarding the new development?

Answered: 11 Skipped: 0



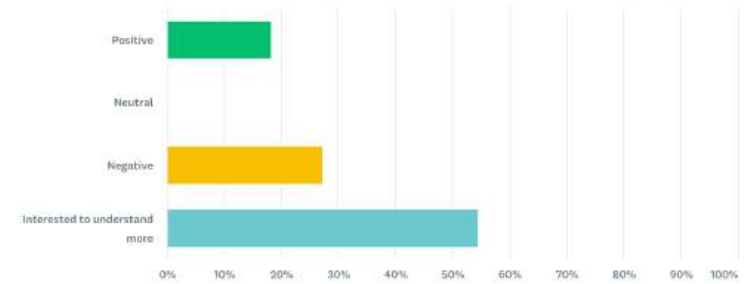
How important is it to you that the new homes are built using sustainable and eco-friendly materials?

Answered: 11 Skipped: 0



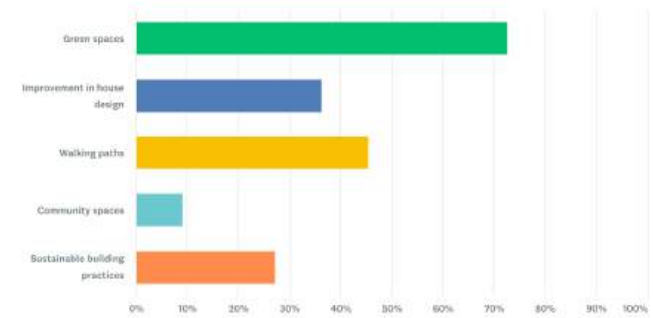
How do you feel about a potential redevelopment of Brunninghams Farm into family homes?

Answered: 11 Skipped: 0



What features would you like to see included in the new development? (Select all that apply)

Answered: 11 Skipped: 0



How the event was designed

- The consultation event was intentionally designed to be accessible, informative and welcoming for local residents. It was hosted inside one of the existing buildings on the site, ensuring that neighbours could easily attend and experience the proposals within the context of the land itself.
- Four members of the project team were present throughout the session, greeting attendees on arrival, answering questions and providing guided discussions for anyone wishing to explore the plans in more detail.
- To encourage meaningful feedback, four large interactive display boards were positioned around the room. Each board posed a specific question, and residents were invited to contribute their thoughts using post-it notes and stickers, allowing everyone to share ideas in a simple and open format.
- In addition, architectural models of the proposed homes were displayed, giving attendees a clear and tangible understanding of the design approach, layout and scale of the development. These models helped to spark conversations and enabled residents to visualise how the proposals would transform the currently derelict site.

HAVE YOUR SAY

House Design

Brunningshams Farm



Place a sticker to vote for the feature most important to you

1. Green Roofs



2. Solar Panels



3. Timber Cladding



4. Building heights to match neighbouring houses



5. Planting/screening buffers from Heath Ride



6. Generously set back from Heath Ride



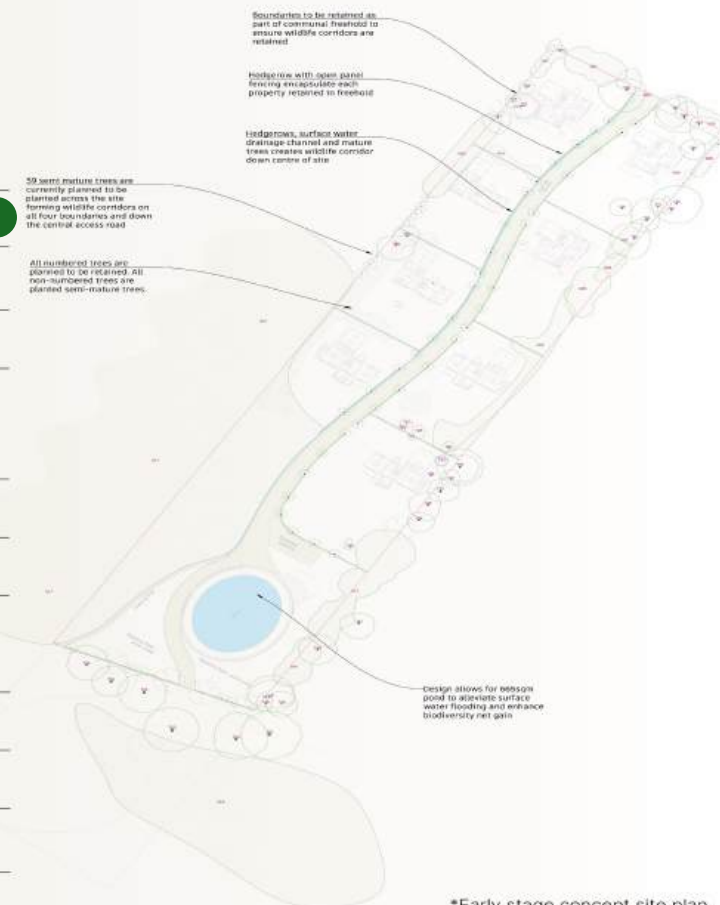
HAVE YOUR SAY

Site Plan Brunningshams Farm

	Place a sticker to vote for your preference
8-10 Larger Family Houses	● ● ● ● ● ● ● ● ● ●
10-12 Medium Family Houses	●
12-14 Smaller Family Houses	

	Place a sticker to vote for your preference
Two story houses	● ● ● ● ● ● ● ●
Three story houses	

	Place a sticker to vote for your preference
3-Bedroom Family Homes	● ●
4-Bedroom Family Homes	
5-Bedroom Family Homes	● ● ● ● ●



*Early stage concept site plan

HAVE YOUR SAY

Additional Amenities

Brunninghams Farm

Place a sticker to vote for the feature most important to you

1. Guided Public Walking Routes to Devil's Highway



2. New Large Community Pond



3. Wild Flower Meadows



4. Abundance of new additional (native) trees



5. Restricted access times to public routes (daytime only)



6. Community picnic seating areas



HAVE YOUR SAY

Concerns/Feedback

Brunningshams Farm

Place a sticker to vote for your greatest concern

1. Construction noise/disruption



2. Loss of trees/wildlife habitats



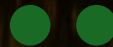
3. Traffic increase down road during construction



4. Overall environmental impact

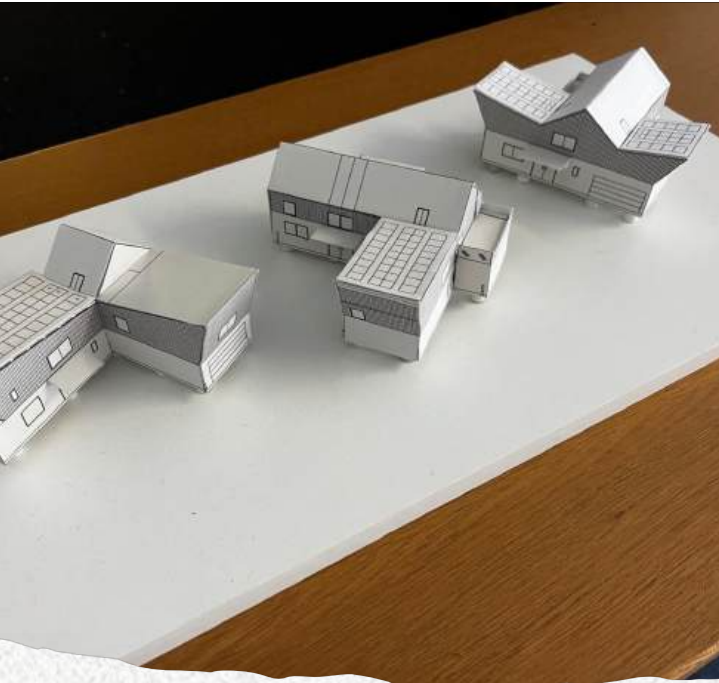


5. Poor house design



6. Impact on house values on Heath Ride





HAVE YOUR SAY
House Design
Brunningshams Farm

Place a sticker to vote for the feature most important to you

Green Roofs	•
Solar Panels	•
Timber Cladding	•
Building heights to match neighbouring houses	•••••
Plantings/screening buffers from Heath Ride	•••••
Generously set back from Heath Ride	•••••



Images of the public consultation

Public Consultation Conclusion

- The public consultation event was well-received by local residents, with many attendees expressing that they were pleased to see a reasonable, carefully considered development proposal being brought forward for a site they currently view as an eyesore along Heath Ride. The opportunity to replace derelict, deteriorating buildings with high-quality family homes was seen as a positive step for the area, and several residents noted that the scheme would help enhance both the character and visual quality of the road.
- Across the discussions, residents engaged constructively and showed a strong interest in understanding how key technical matters would be managed. The most commonly raised concern related to existing flooding on parts of the land, and a clear resident desire to ensure that development does not exacerbate these issues. The project team explained that a full SuDS strategy, including permeable surfacing and a new onsite attenuation pond, has been designed specifically to *reduce* current surface-water flood risk. This reassured many attendees that the scheme will improve, rather than worsen, existing conditions.
- Some residents also highlighted concerns around drainage, particularly that the development should not connect into, or attempt to reinstate, a mains sewer in this location. It was confirmed that each new home will be served by a modern, fully compliant sewage treatment plant system. This approach avoids overburdening any local networks and ensures that wastewater is managed responsibly within the site boundary.
- A number of residents raised the long-standing issue of road maintenance on Heath Ride. They expressed that, because the road is privately owned and jointly maintained, an increased number of households contributing to its upkeep would be beneficial. The development was therefore seen as a positive opportunity to support ongoing maintenance costs and help ensure higher standards of road condition in future.
- Due to the engagement and constructive feedback received during the public consultation, the proposed development has been refined and reduced from 8 units to 7 units.
- Overall, the event was constructive, collaborative and well attended. Residents were appreciative of being consulted at this early stage and felt their views were welcomed and taken seriously. The feedback gathered will continue to inform the development as it progresses, ensuring that the final planning submission responds to local priorities and delivers wider benefits for the community.