



My comments are as follows:

I have supported, since the beginning of the planning process, the development of housing on the HNCC site and the principle that the capital gain from the sale of the residential units will be allocated for the development of new premises for HNCC (although we always hoped that some social housing would be included). Although some local groups wanted just refurbishment of the existing building, it has been obvious for many years that the HNCC building was no longer fit for purpose, that renovation of the existing premises was not a viable option and that maintenance costs were rising to unsustainable levels.

HNCC is a much valued local amenity and a big majority of local residents want the activities there to continue. I can understand why some local residents were initially concerned about issues such as 'overlooking' but much of these issues have been addressed in revised plans. It is unfortunate that, maybe partly due to the length of the consultation process, finalization of the plans has taken so long and that in the meantime the balance between costs and gain has altered. I understand that this is the reason why the number of units has needed to be increased. However, it is extremely good news that the development will now include affordable rental accommodation for essential workers such as teachers and nurses as well as some wheelchair accessible flats.

The new plans overall look excellent. The courtyard and walkway will enhance community activities generally as well as those in HNCC. Many people in the community are concerned about the continuity of the HNCC activities and are keen that the redevelopment should go ahead with the aim of completion in the near future so that all the services and activities can be reinstated as soon as possible. It is good to see that the Council has taken action to ensure that activities can continue during the development though naturally at alternative temporary locations.

I can understand that the residents of Bertram Street are concerned about construction vehicles etc but this will be temporary. Omission of basements in the new plan will shorten the construction time.

It is good that residents of the new building will not be eligible for parking permits and there will be a walkway through the site as well as good bicycle parking options. It is good to see that the waste disposal and collection concerns have been addressed.

To sum up, I consider that the revised design takes into consideration the previous feedback and presents an excellent design and opportunity for our community.

I hope that work on the site can begin soon with early re-instatement of all HNCC activities into its new premises in view