

ROMAN MEADOW II

INTRODUCTION

Welcome to our public consultation event in respect of the allocated site known locally as Roman Meadow II. Please feel free to look at the contents of the boards and to provide feedback. We have considered all of the previous comments made in respect of the CALA application and have where possible sensibly responded to many of the observations made.

Bill sends his apologies for not being present tonight as he is overseas.



BACKGROUND

- CALA withdrew from the purchase of this site in late Spring 2015
- The opportunity presented itself to Bill Bolsover to acquire the land, which he now has.
- It is our wish to include RMII within the sites under the same ownership, currently being discussed with the Neighbourhood Development Plan ('NDP') Group. This has been communicated to the NDP.
- In the immediate future we need to underpin the site's value by securing an Outline Planning Permission on the land. This will establish two things; a limit on the number of dwellings and the acceptability of the access.
- The implementation of RMII will not be progressed whilst discussions are on-going with the NDP Group and in any event, a further Reserved Matters or Detailed Application will need to be made before this is implementable which you will be able to comment on.
- It is hoped that including this land with other land under the same ownership in discussions with the NDP will lead to a better outcome for the future of Eckington.

THIS APPLICATION

- This application will be made in Outline format only - therefore matters of design are not being considered at this stage. This application will secure the principle of the site providing up to 25 dwellings and the site being accessed as shown.
- Wychavon District Council ('WDC') have several Planning Policies that heavily influence the proposals. Key issues include;
 - o Whilst the site is allocated for 20 dwellings, this is an indicative number only.
 - o WDC have an emerging Policy for the site to provide 20% Green Infrastructure.
 - o WDC have a Policy that outlines the required mix from the Private Housing; 35% one & two bedroom, 35% 3 bedroom, 30% 4+ bedroom.
 - o WDC have an Affordable Housing Policy that requires 40% Affordable Housing to be provided on site.
 - o WDC have an improved Parking Provision Policy, whereby garages are no longer counted as parking spaces
- All of these Policies have been allowed for within the proposal.
- The proposal is looking to be 100% Policy compliant.

Roman Meadow - Summary of objections raised to CALA application and how these are now addressed.

| Public Comments | How Addressed |
|---|---|
| Too many homes / Density | Whilst the indicative number of houses for this allocation is 20 dwellings; this is only indicative and more often than not the allocated number is incorrect when allocated sites are designed in detail. Wychavon have a Policy mix requirement of; 35% one and two beds; 35% 3 beds and 30% 4+beds. In addition there is a density requirement for sites to provide a density of 30 dwellings / Ha. There is also the Green Infrastructure (GI) Policy and sites under 1ha should provide 20% GI. These Policies dictate the number of dwellings that can be provided on site. |
| Urban Design / Poor Design / Materials cheap & uniform. | As mentioned above this is to be an Outline Application where design and materials are not being considered. |
| Highways | CALA's application considered satisfactory from a highways point of view. Travel Plan and Transport Statement will demonstrate that the scheme will cause no harm. |
| Schooling | £106 contributions will ensure that the impact of the development is met. |

| Parish Council Comments (letter 8/7/13 & email 30/9/14) | How Addressed |
|---|--|
| Principle of Development | The principle of the allocation for housing should now be accepted owing to SWDP status (very advanced) and that the site is included within Wychavon's 5 year land supply of housing. |
| A Social Role | It is proposed for the site to deliver 40% affordable housing - not the one unit initially proposed by CALA. There is a dire need for both Affordable and Private housing to be delivered. |
| Good Design | The application will be in Outline format therefore establishing the principles of numbers and access. Design is not being determined. The proposals also include 20% of the overall site area to be given to 'Green Infrastructure'. This has been strategically located to minimise any impact on the immediate surrounding properties whilst also located in one area so as to provide maximum biodiversity benefits. |
| Parking (lack of) | Since the CALA application WDC have revised their parking standards and garages are no longer included as spaces - therefore better parking provision is achieved. |
| Public Open Space | Circa 1.2 acres of land is designated to open space. A small element (say 15% of 1.2 acres) of this will incorporate a SUDs attenuation pond, but this is very shallow and will only fill in times of 'flash' flood. |
| Boundary Fencing / Hedging | This will be conditioned as part of the Outline Application, however we do not envisage any problems with meeting the PC's requirements. |