

INTRODUCTION

ALW Developments LLP is preparing an outline planning application for a new residential development including open space and access on land to the west of Offenham Road, Evesham. The site is approximately 2.84 hectares/7 acres.

The scheme proposes the following:

- About 70 homes, of which circa 40% will be affordable (exact figure will be part of discussions with the District Council and the Town Council)

- Public open space

- Landscaping

- Footpaths, cycleways, roads and associated infrastructure

- New access off Offenham Road.

This consultation exercise enables members of the public to have sight of the proposals and speak with members of the team to understand the approach being taken.

PLANNING BACKGROUND

The Local Plan relates to a plan period ending in 2011. Although a number of policies are 'saved', the Local Plan is now significantly out of date and not in accordance with up to date national planning policy contained within the National Planning Policy Framework published by the Department for Communities and Local Government in March 2012. As such housing land supply and strategic housing requirements now relate to a new plan period up to 2026.

The South Worcestershire Development Plan Proposed Submission Document has recently been subject to a consultation process. However, due to significant unresolved objections to this plan it cannot be considered as having substantial weight at this time.

A highly relevant consideration which has led to the preparation of this application at this time is the National Planning Policy Framework published March 2012 – to boost significantly the supply of housing. Paragraph 47 states: -

“Local planning authorities should:

Identify and update annually a supply of specific deliverable sites sufficient to provide five-years worth of housing against their housing requirements...”

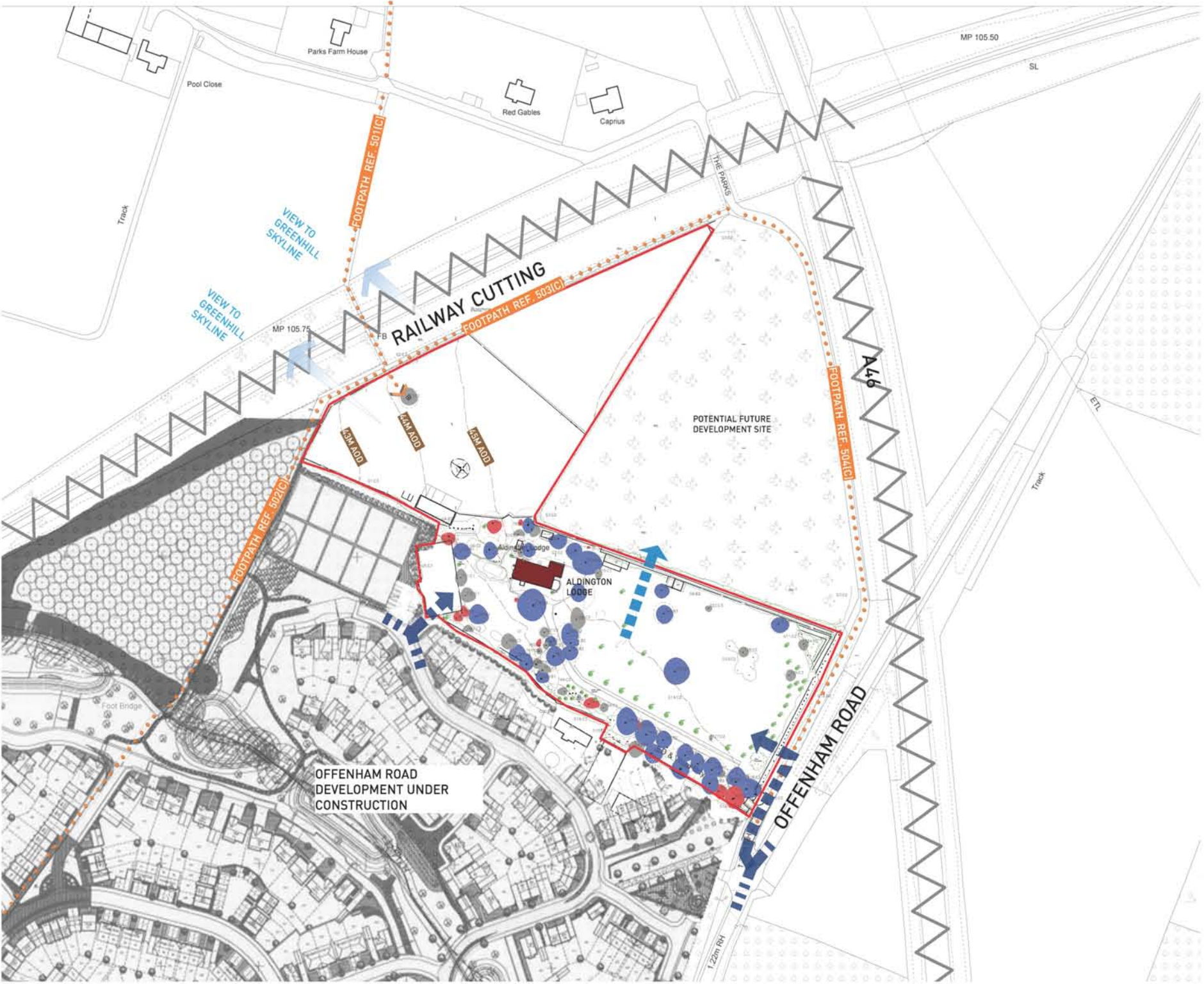
Where a Local Planning Authority cannot demonstrate a five-year supply of deliverable housing, the advice contained at paragraphs 14 and 49 is for housing applications to be considered in the context of the presumption in favour of sustainable development and planning permission granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits.

Wychavon District Council acknowledges that it is unable to demonstrate a deliverable five-year supply of housing land.

In this context, it is considered imperative that deliverable land for housing is released by the planning process. This land controlled by ALW Developments LLP is free of major technical and environmental constraints and is readily deliverable.

There is considered to be a very clear need for this land to be released now in order to contribute to housing delivery. Any adverse impacts of doing so are not significantly and demonstrably outweighed by the benefits of the scheme





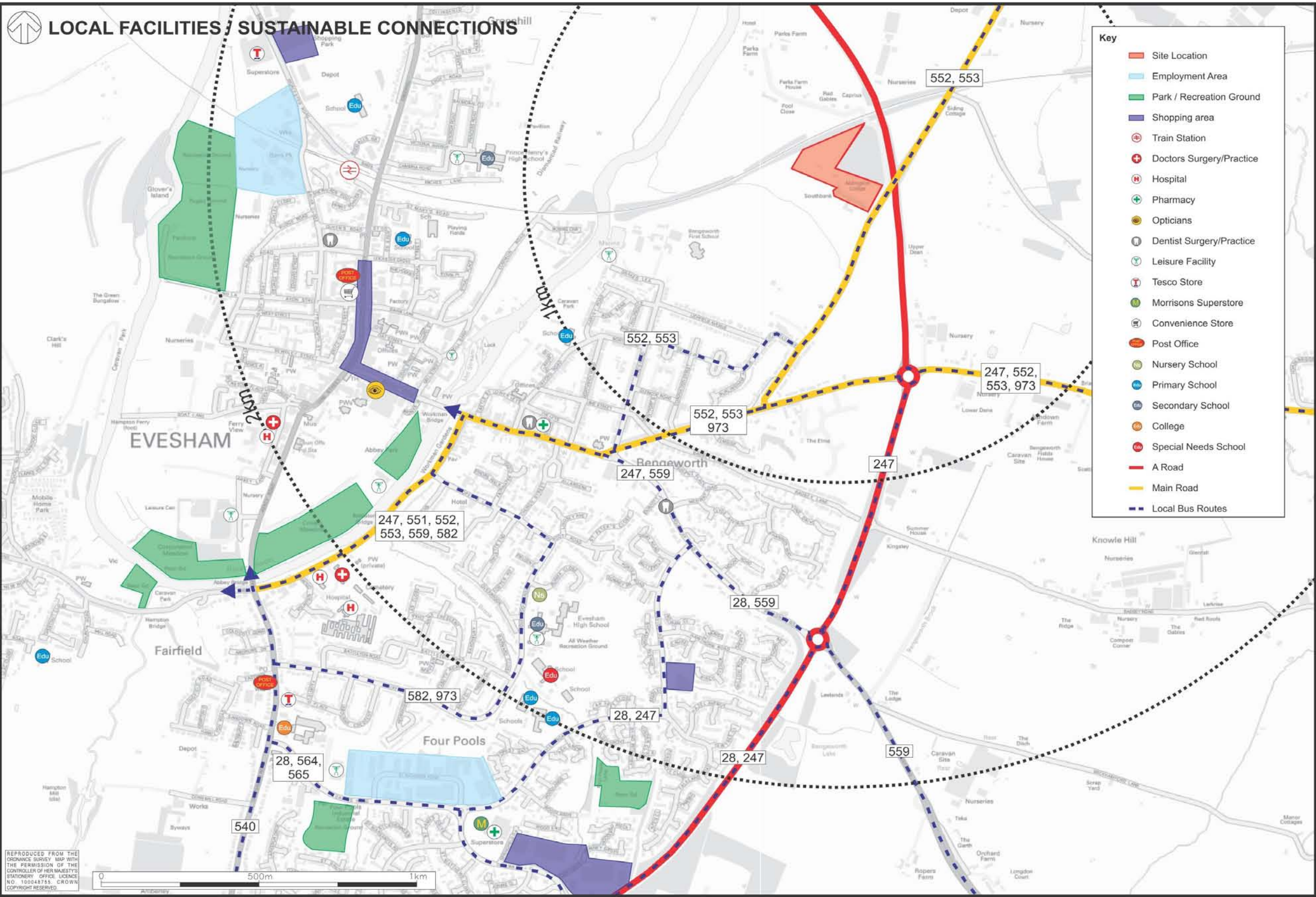
- KEY**
- SITE LOCATION
 - EXISTING TREE & ROOT PROTECTION AREA [CATEGORY 'A']
 - EXISTING TREE & ROOT PROTECTION AREA [CATEGORY 'B']
 - EXISTING TREE & ROOT PROTECTION AREA [CATEGORY 'C']
 - EXISTING TREE & ROOT PROTECTION AREA [CATEGORY 'U']
 - EXISTING VEGETATION TO BE RETAINED WHERE POSSIBLE (POTENTIAL HABITAT FOR NESTING BIRDS)
 - EXISTING PUBLIC RIGHTS OF WAY
 - POTENTIAL FOOTPATH LINK INTO SITE
 - POTENTIAL VEHICULAR SITE ACCESS
 - POTENTIAL VEHICULAR ACCESS TO SITE TO THE NORTH
 - EXISTING BUILDING TO BE RETAINED
 - 1M CONTOUR (DERIVED FROM TOPOGRAPHIC SURVEY)
 - KEY VIEWS ACROSS SITE
 - OVERHEAD POWER LINE
 - NOISE SOURCE (POTENTIAL IMPACT TBC)



ALDINGTON LODGE, OFFENHAM ROAD, EVESHAM - OPPORTUNITIES & CONSTRAINTS



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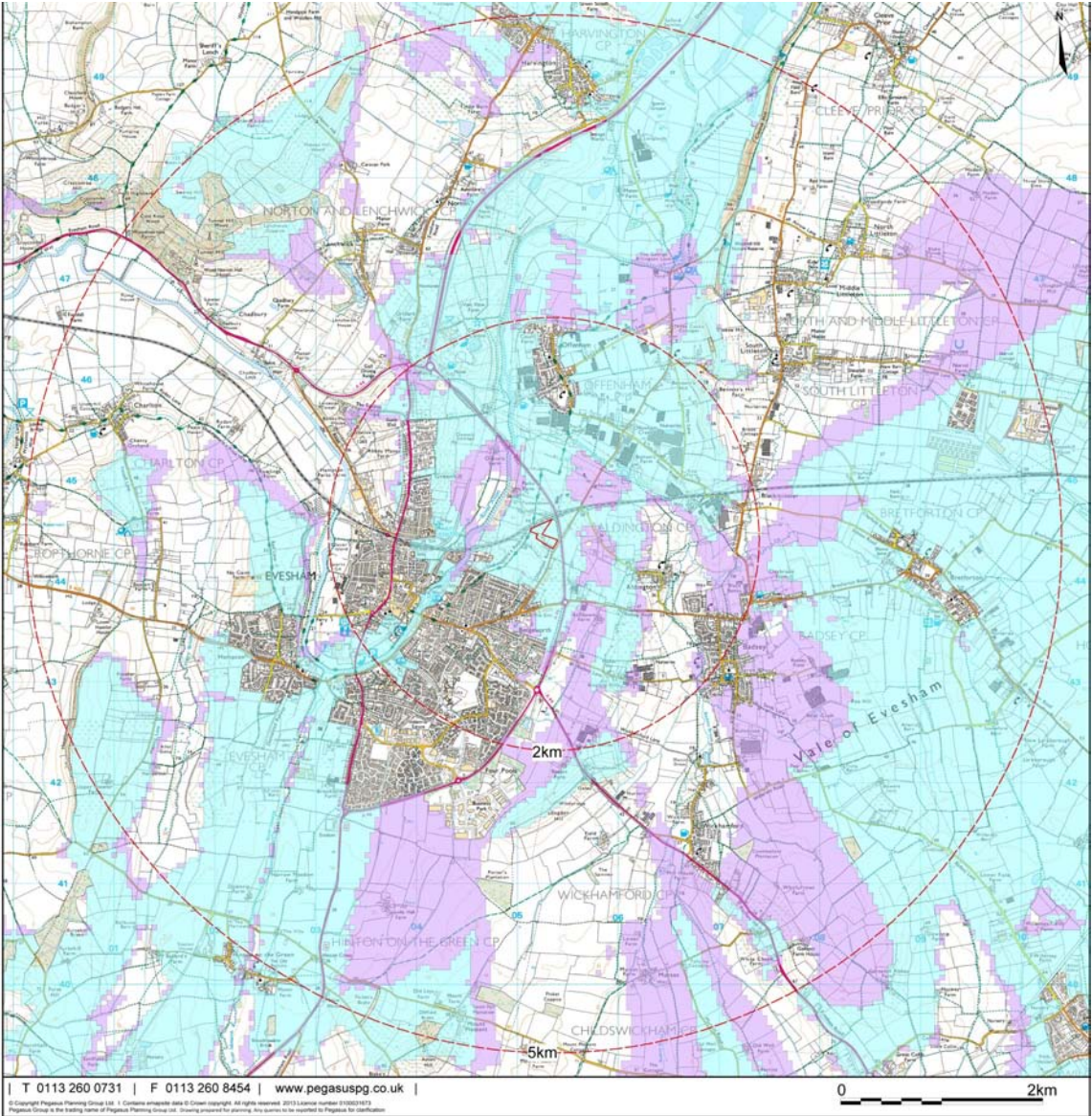


Figure 1
Site Location and Zone of Visual Influence (ZVI)

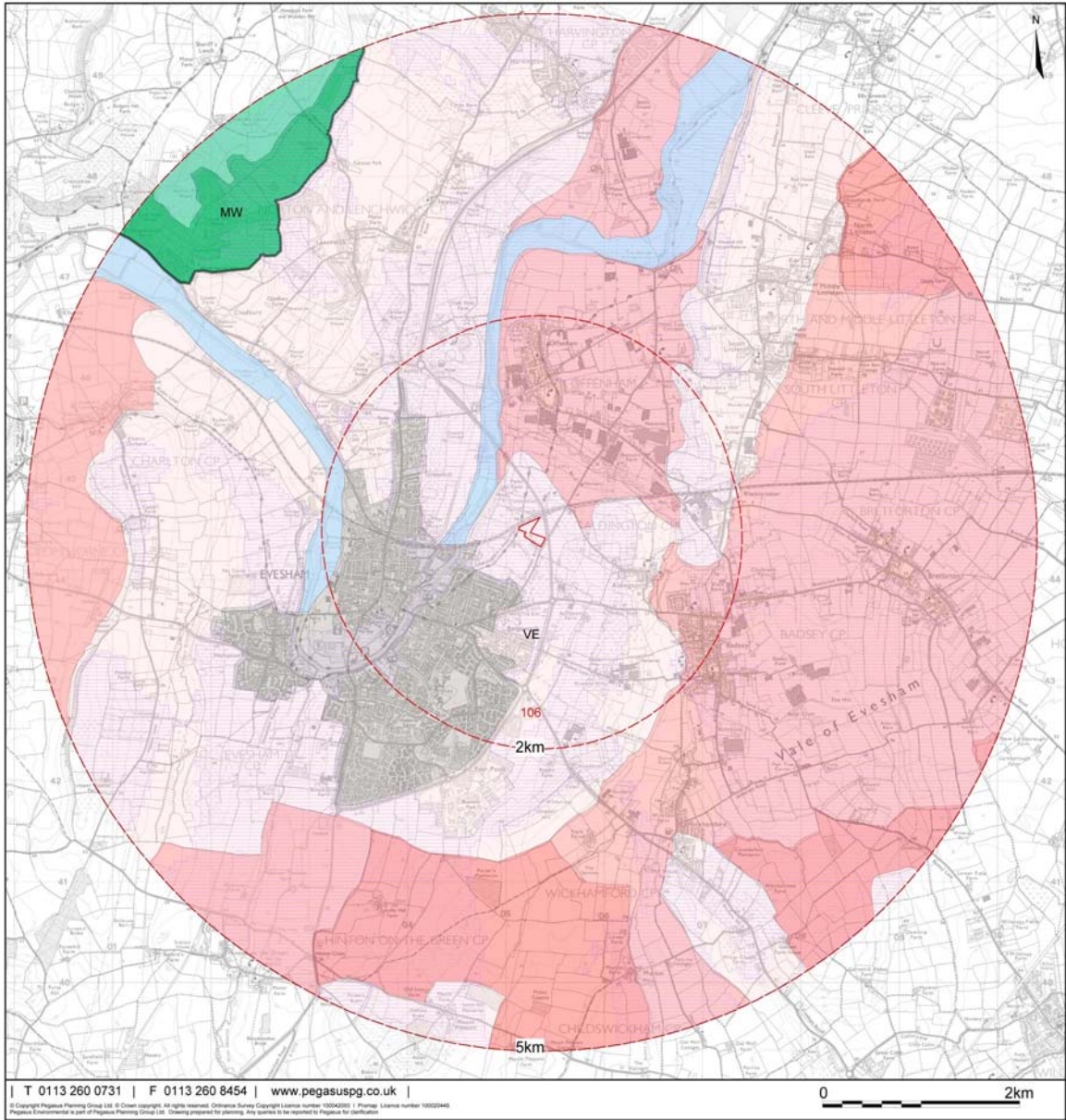
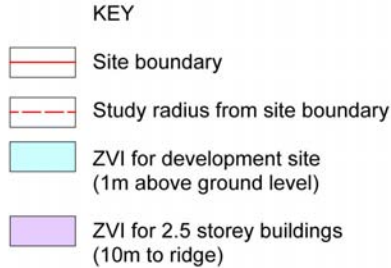
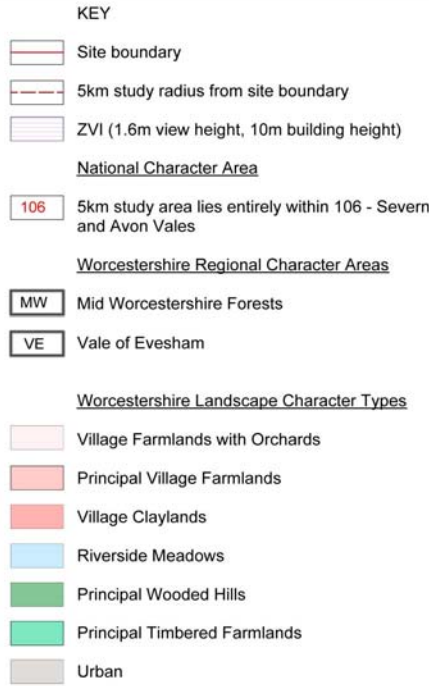


Figure 2
Landscape Character



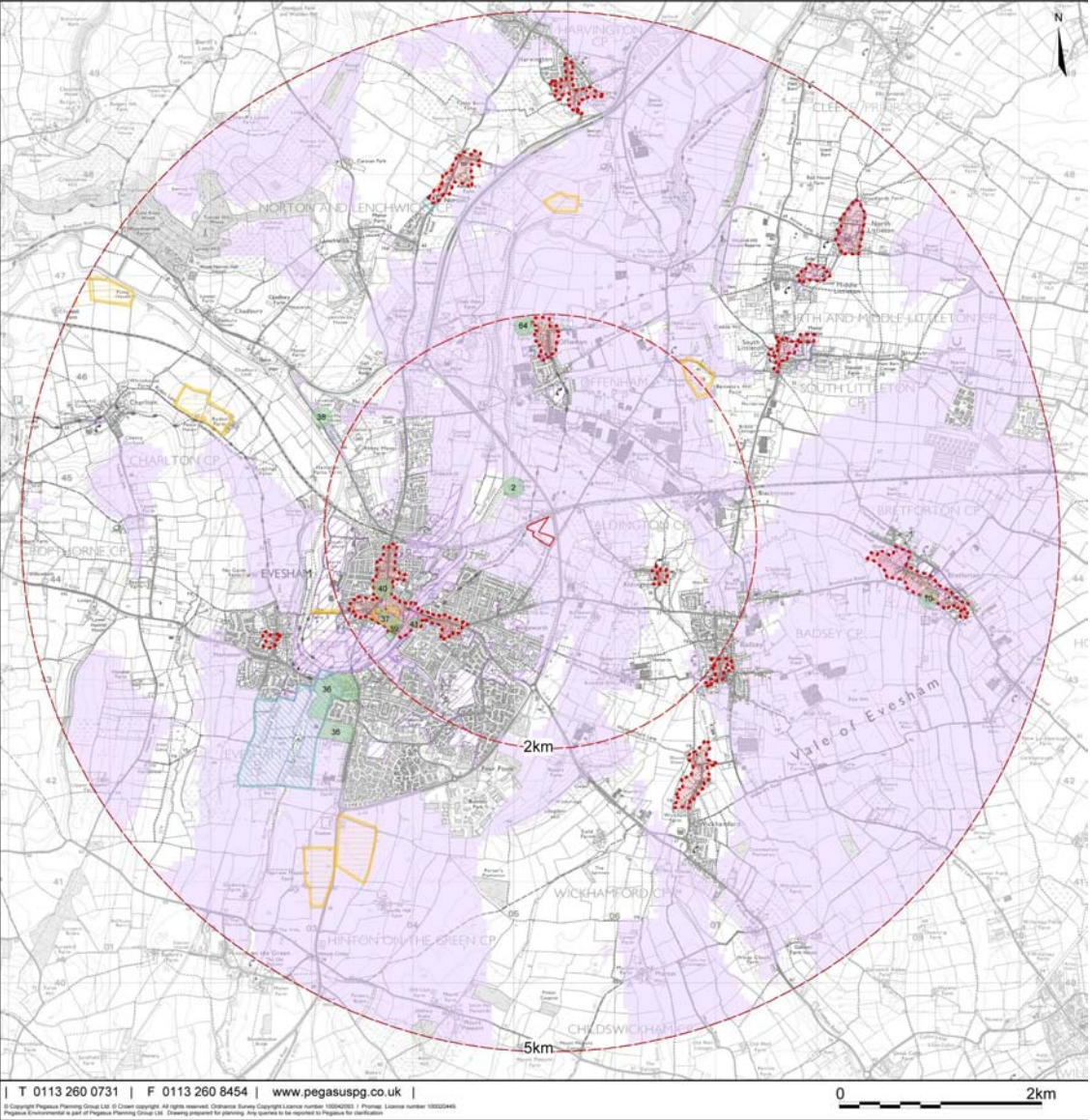
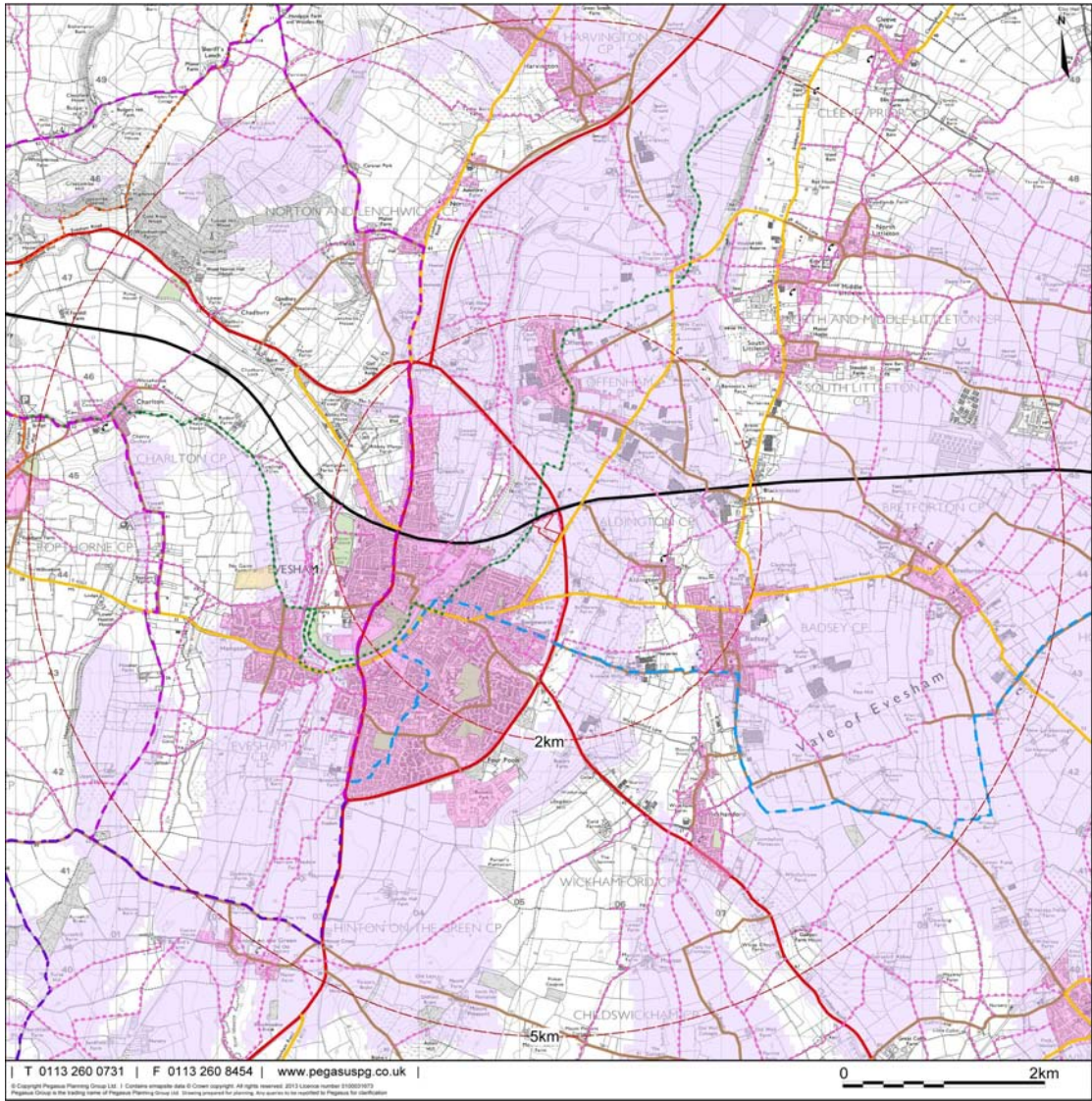
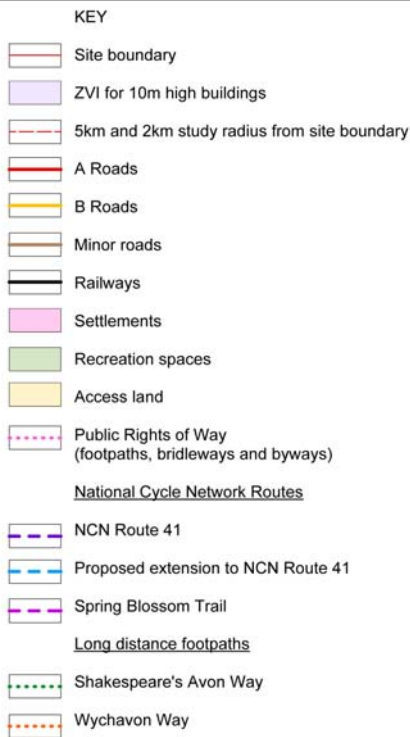
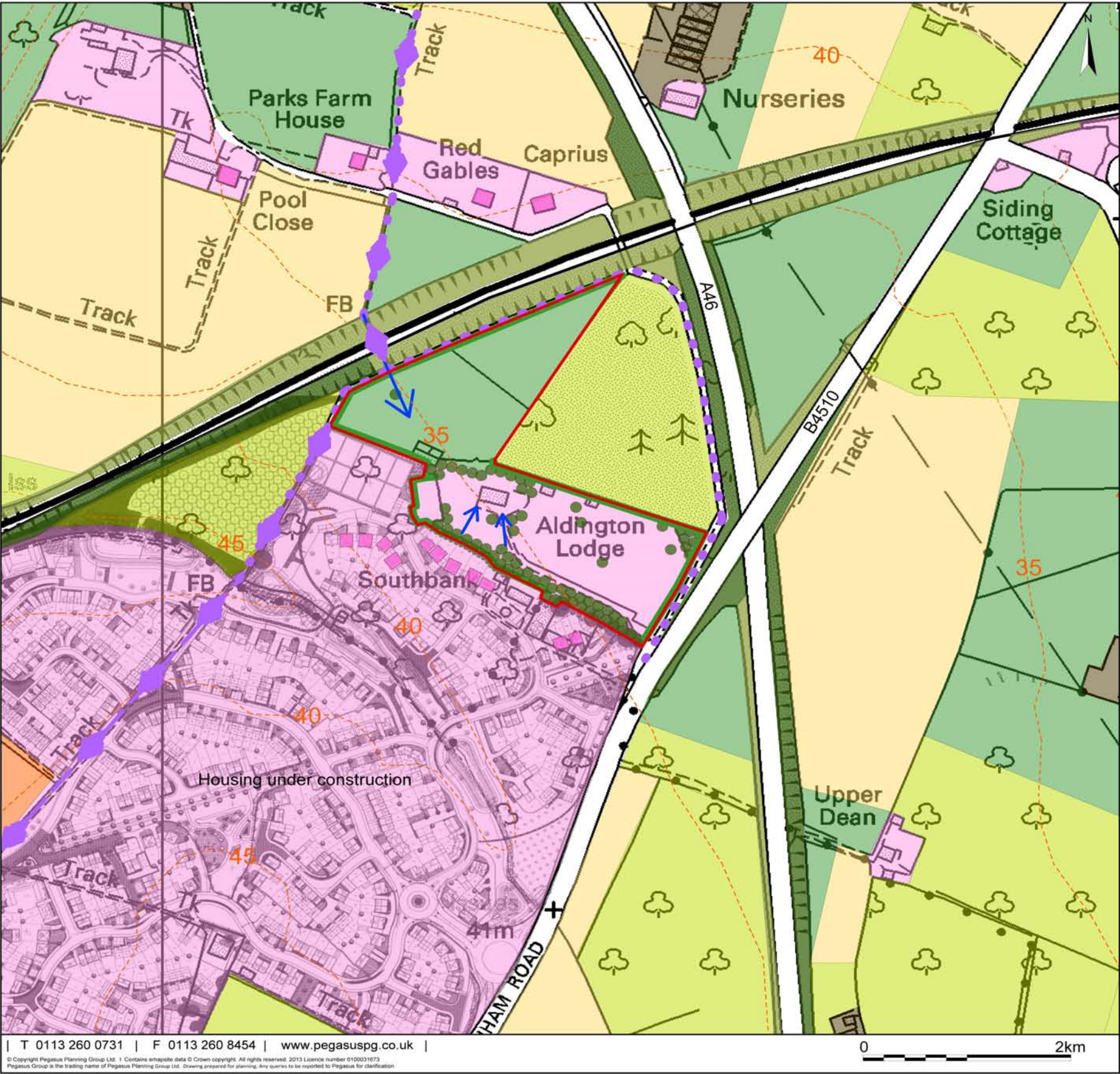


Figure 4
Potential Visual Receptors





Aldington Lodge, Evesham

Client: ALW Developments LLP

Figure 5
Landscape and Visual Context

KEY

- Site boundary
- Residential
- Commercial/industrial
- Educational
- Agriculture - arable
- Agriculture - pasture
- Agriculture - orchard
- Tree within site
- Hedge within site
- Grassland and scrub
- Woodland
- 5m contours
- Key views to retain
- Shakespeare's Avon Way recreational route
- Public footpath
- Bridleway
- Residential properties with potential for views of the development

Drawn by: SE

Checked by: JB

Date: 05.04.2013

YOR.2045.005

Pegasus
Group



- KEY**
- SITE LOCATION
 - EXISTING TREES TO BE RETAINED (SUBJECT TO TREE SURVEY)
 - INDICATIVE PROPOSED TREE PLANTING
 - LANDSCAPE TREATMENT DENOTING KEY SPACE WITHIN DEVELOPMENT
 - INDICATIVE BUILT FORM
 - EXISTING FOOTPATHS
 - PROPOSED INDICATIVE FOOTPATH CONNECTION
 - POTENTIAL VEHICULAR ACCESS TO SITE
 - POTENTIAL FUTURE VEHICULAR ACCESS TO ORCHARD SITE
 - POROUS SURFACE TO ALLOW FOR SUBSURFACE ATTENUATION (INDICATIVE AREA)
 - ATTENUATION BASIN (INDICATIVE AREA)

| ACCOMMODATION | | | |
|-----------------------|--------------------------------|-------------------------------|----------------------------|
| DWELLING TYPE | DWELLING NUMBERS (Open Market) | DWELLING NUMBERS (Affordable) | DWELLING NUMBERS (Overall) |
| 1 bed | 0 | 3 | 3 |
| 2 bed | 1 | 15 | 16 |
| 3 bed | 18 | 10 | 28 |
| 4 bed | 12 | 1 | 13 |
| 5 bed | 10 | 0 | 10 |
| TOTAL | 41 | 29 | 70 |
| DEVELOPABLE AREA (HA) | 2.55 | % AFFORDABLE | |
| SITE AREA (HA) | 2.84 | 41 | |

Note: Accommodation mix subject to testing layout



ALDINGTON LODGE, OFFENHAM ROAD, EVESHAM - INDICATIVE LAYOUT

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ALW Developments LLP

WHAT HAPPENS NEXT?

The outline planning application that is to be submitted will establish the main principles of development. A detailed application will be submitted following a grant of outline planning permission. The detailed application will provide all the information on the details of house types, site layout and landscaping proposals. It is anticipated that the housing on the site will provide a mix of good quality homes including an appropriate proportion of affordable homes. The intention is to submit the planning application shortly. Once submitted, Wychavon District Council will announce receipt of the application. Details will be publically available via the Council's website.

The planning process is expected to last 13 weeks from the point of submission.

The planning application will be accompanied by the following documents and technical reports:

Design and Access Statement
Planning Statement
Landscape and Visual Analysis
Transport Assessment
Travel Plan
Statement of Community Involvement
Flood Risk Assessment
Tree Survey
Archaeology Assessment
Ecology Assessment

There will be a legal agreement entered into with Wychavon District Council (called a Section 106 Agreement) which may secure the delivery of, amongst other things, affordable housing, public open space/play facilities, a contribution towards education and health facilities, and highway improvements as may be necessary and justified by the Local Planning Authority.

We welcome your views on the proposal and would ask you to complete and return a comments form if you wish to express an opinion on the proposals at this stage. All comments received will be compiled and submitted to Wychavon District Council in a Statement of Community Involvement. The purpose of the Statement of Community Involvement is to outline how the Applicant has undertaken consultation with the local community and to comment upon the views that have been expressed for and against the scheme.

Thank you for taking the time to attend this public exhibition and should you have any questions please do not hesitate to speak with a representative on hand to answer your questions

If you require further details or wish to be kept in touch with the progress of this proposal please contact Miss Alex Barter at Framptons 01295 672310 or email alex.barter@framptons-planning.com



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