

INTRODUCTION - PLANNING BACKGROUND

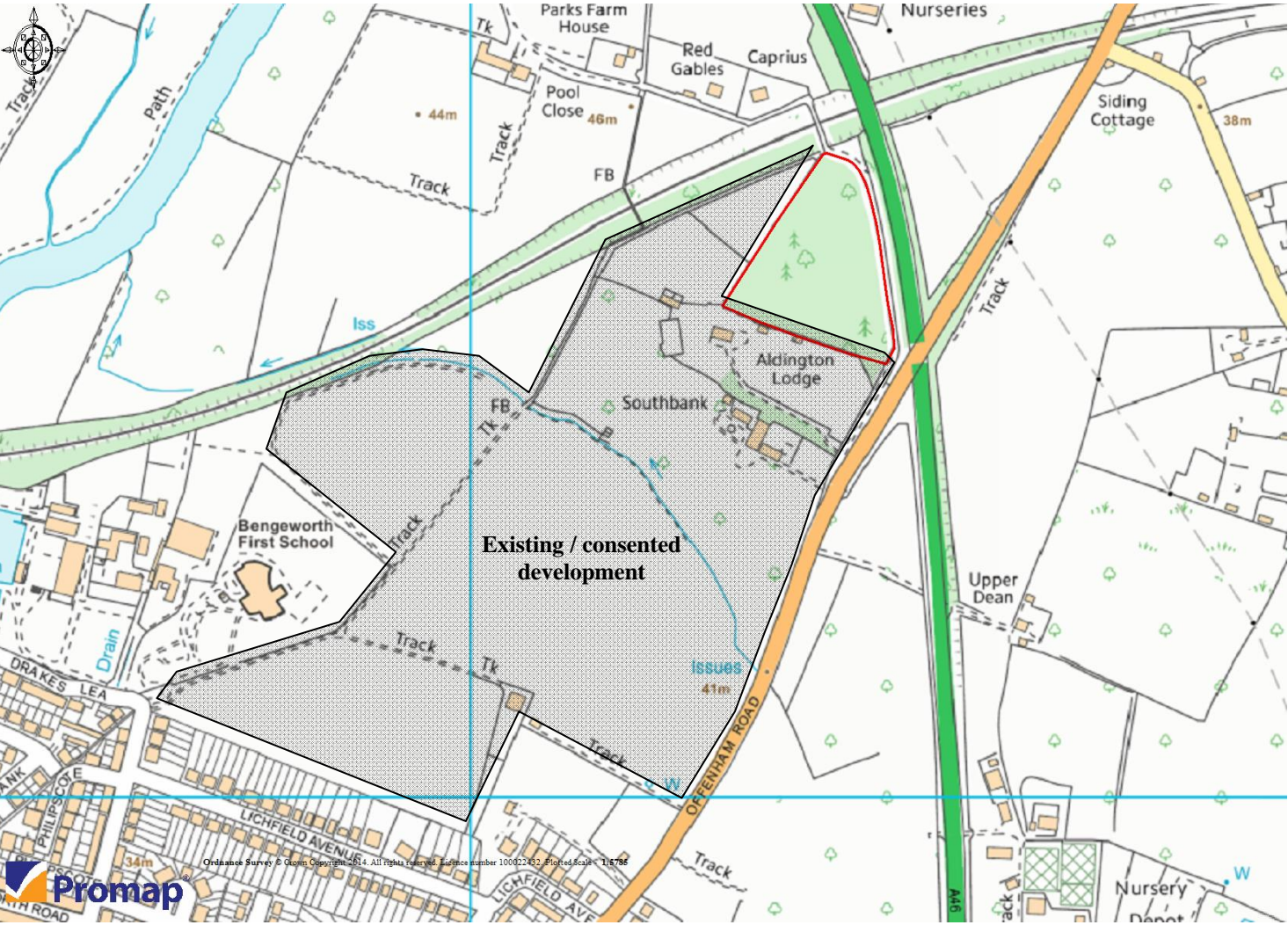
INTRODUCTION

ALW Developments LLP are preparing an outline planning application for a new development of around 55 family homes including open space on a 1.9Ha site to the north east of Aldington Lodge. The new homes will be accessed using the approved “consortium” roundabout at Offenham Road.

The scheme includes the following:

- Circa 55 homes, of which around 22 (40%) will be affordable homes (the exact figure may vary following discussions with the Planning Department);
- New public open space;
- Landscaping to the eastern fringe and the boundary to the north.

This consultation exercise enables members of the public to view proposals, meet the team and contribute to the final form the proposals take.



PLANNING BACKGROUND

Wychavon District Council’s Local Plan is out of date, although a number of policies are ‘saved’. All housing policies are no longer relevant when considering planning applications. Furthermore the South Worcestershire Development Plan, covering Wychavon, remains at an early stage in its adoption, which is unlikely to be completed before Christmas 2016, assuming all targets are met.

Therefore applications for new housing are assessed in the first instance against the National Planning Policy Framework (NPPF) published by the Department for Communities and Local Government in 2012.

One of the key aims of the Coalition Government has been to significantly improve the housing market by boosting delivery of new homes. Paragraph 47 of the framework 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...”

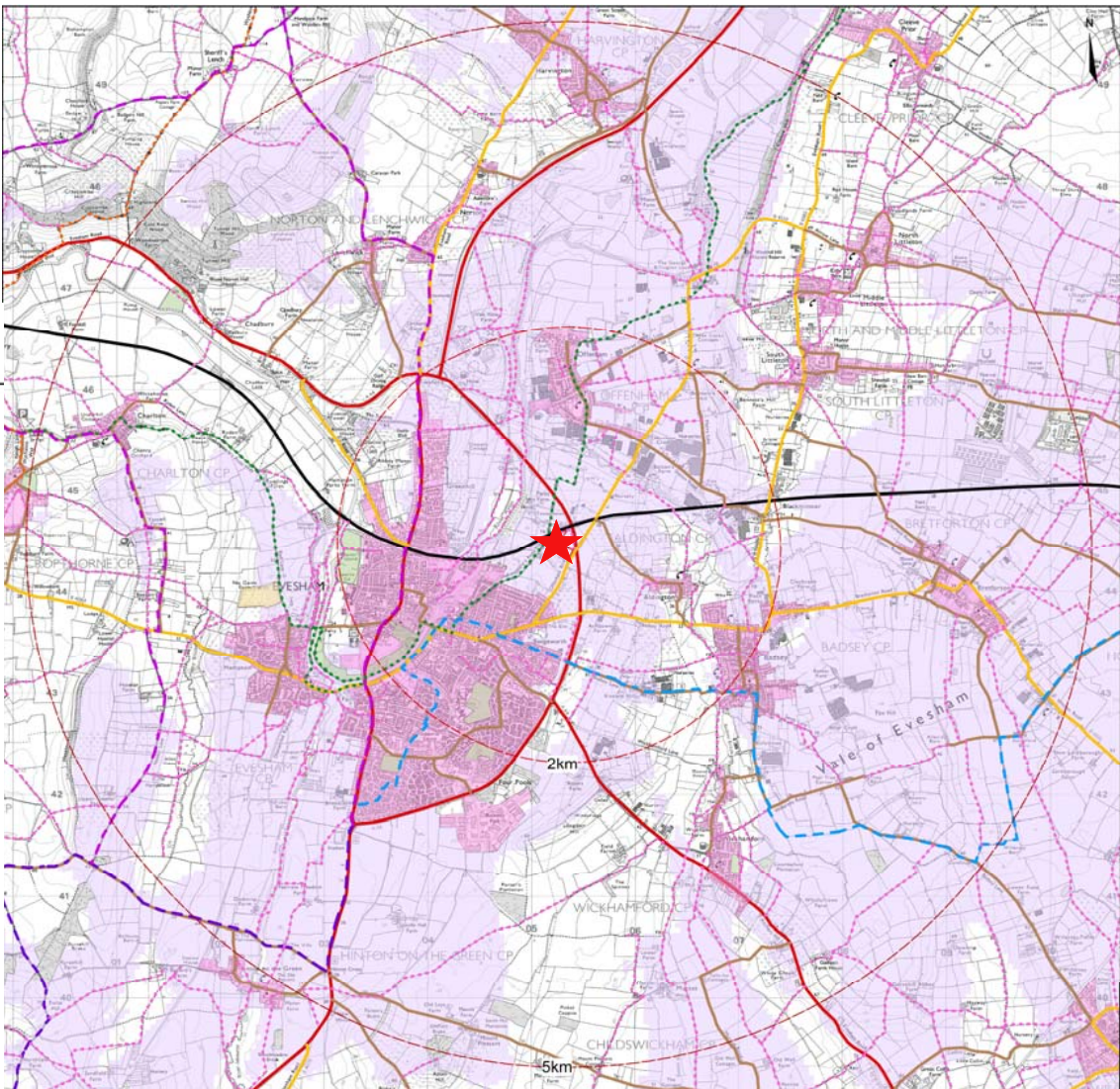
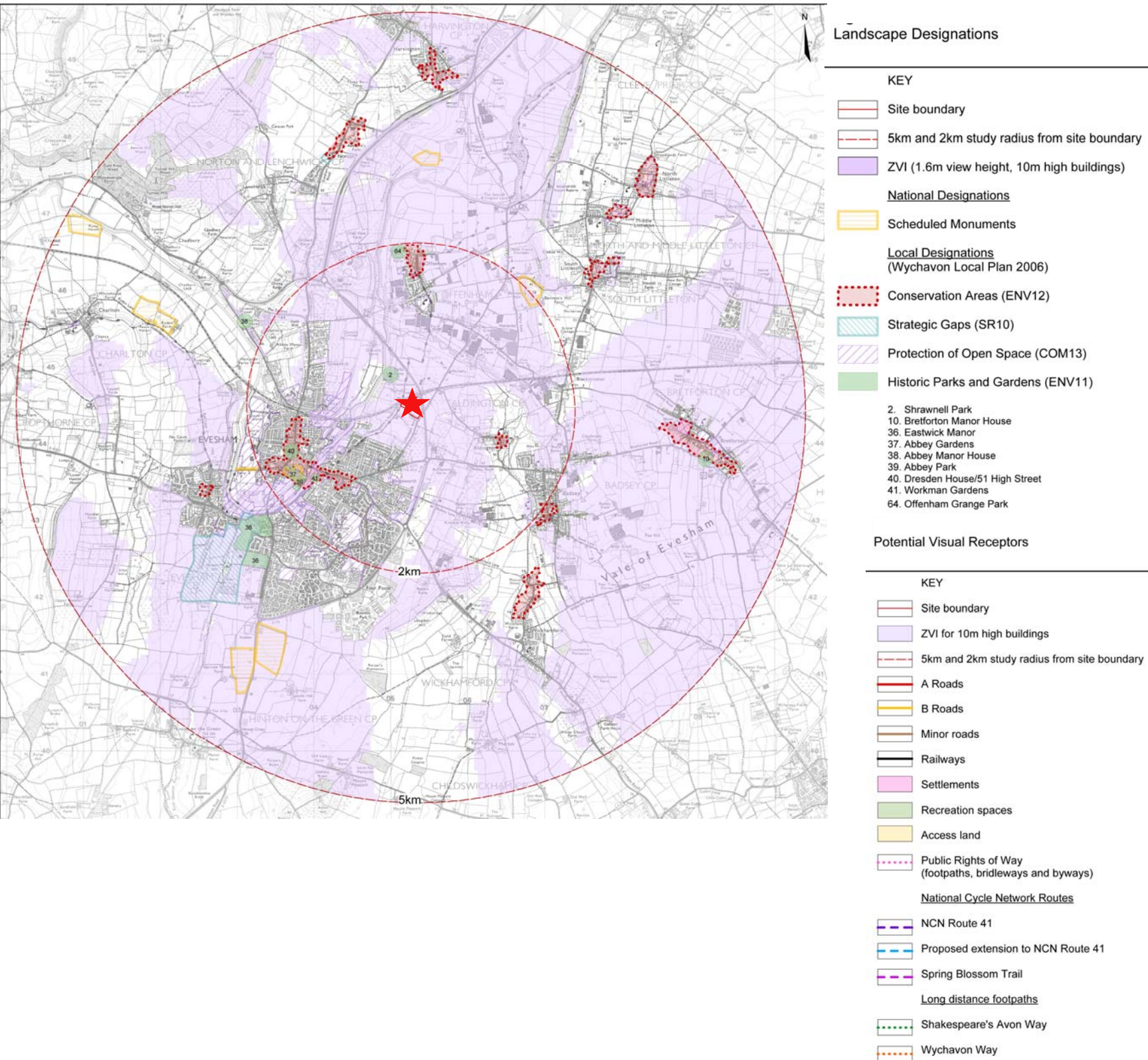
Where a Local Planning Authority cannot demonstrate a five-year supply of land of new housing, the advice contained at paragraphs 14 and 49 expects applications to be considered with a *presumption in favour of sustainable development*. Put simply, planning permission should be granted unless the adverse effects significantly outweigh the benefits. For example, a shortfall of affordable housing in an area, would mean that any contribution to this shortfall would be given significant weight.

Wychavon District Council claims to have a 5 year housing land supply in place, however several recent Planning Appeals have concluded otherwise. Using WDCs own data, over 3440 families are on waiting lists for an affordable home as of mid-October 2014, however just 103 such homes were built between April and October 2014.

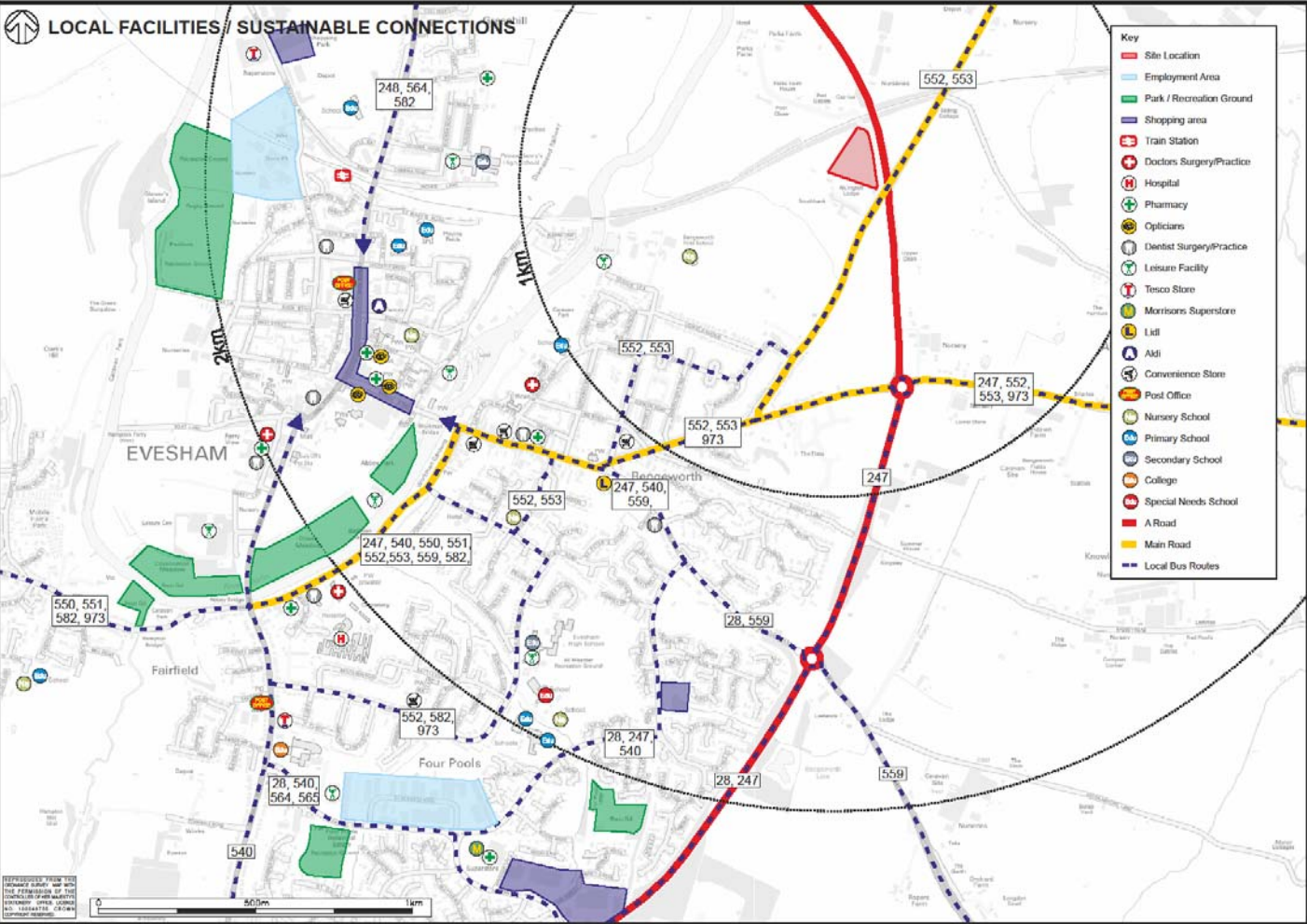
In this context, it is important that land reasonably capable of supporting all housing growth, should come forward. To this end, land controlled by ALW Developments LLP is free of major technical and environmental constraints, is under single outright private ownership; the delivery of housing on this site will swiftly follow a planning consent.



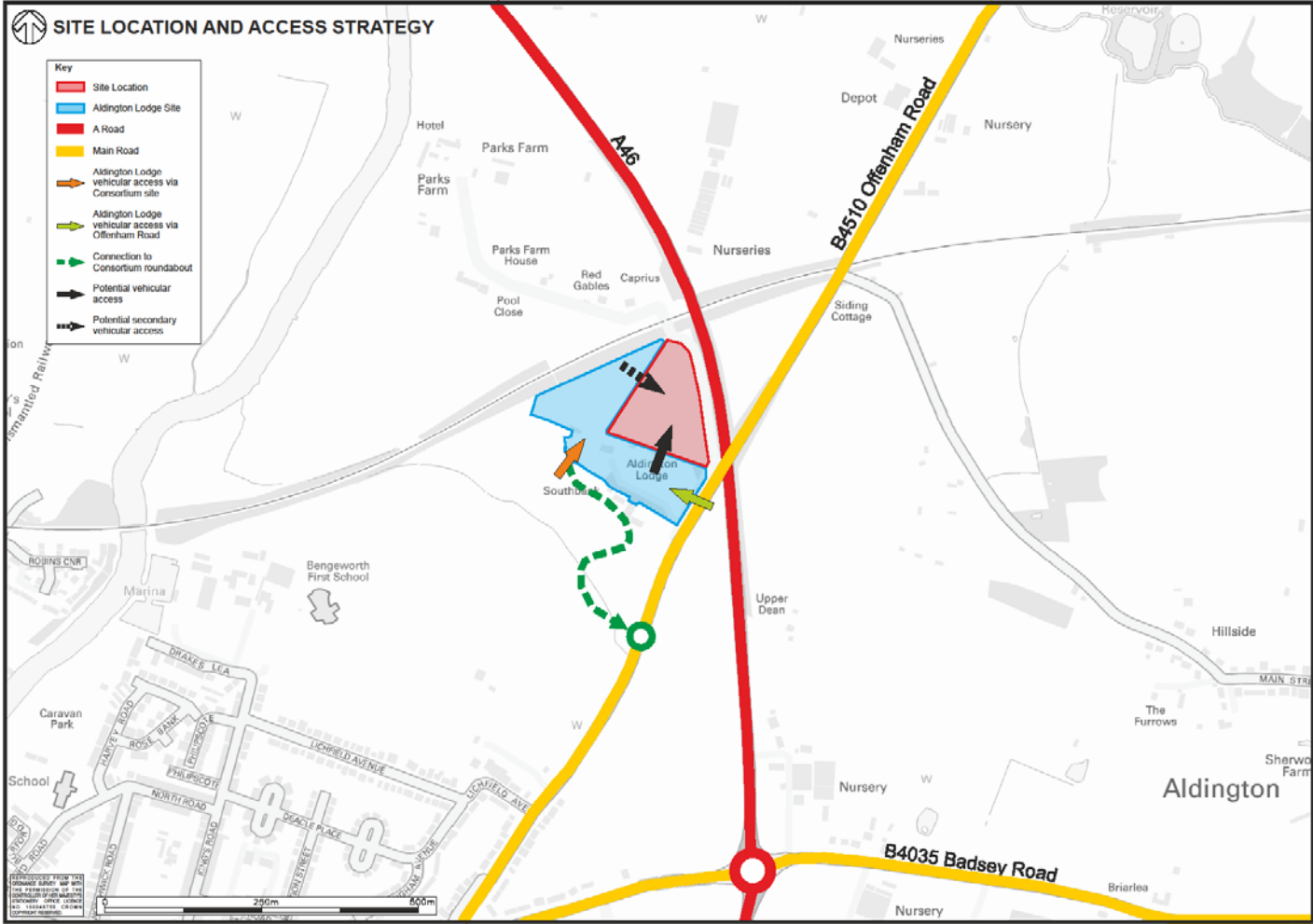
LANDSCAPE AND VISUAL CONTEXT



LOCAL FACILITIES AND AMENITIES



SITE LOCATION AND MEANS OF ACCESS



SITE ANALYSIS

External Screening

The orchard site is largely screened in views from local roads and neighbouring houses by existing trees and hedgerows and development already consented around the area. All existing boundary vegetation would be retained and enhanced as part of the development. Along the eastern edge of the site where views into the site are available from the adjacent section of The Parks and glimpsed views may be available from locations on the A46, the proposed housing along this edge would be low density with large gardens and set back behind a screen of native and ornamental trees and shrubs. This would provide wildlife habitat, seasonal colour and fruit to harvest.

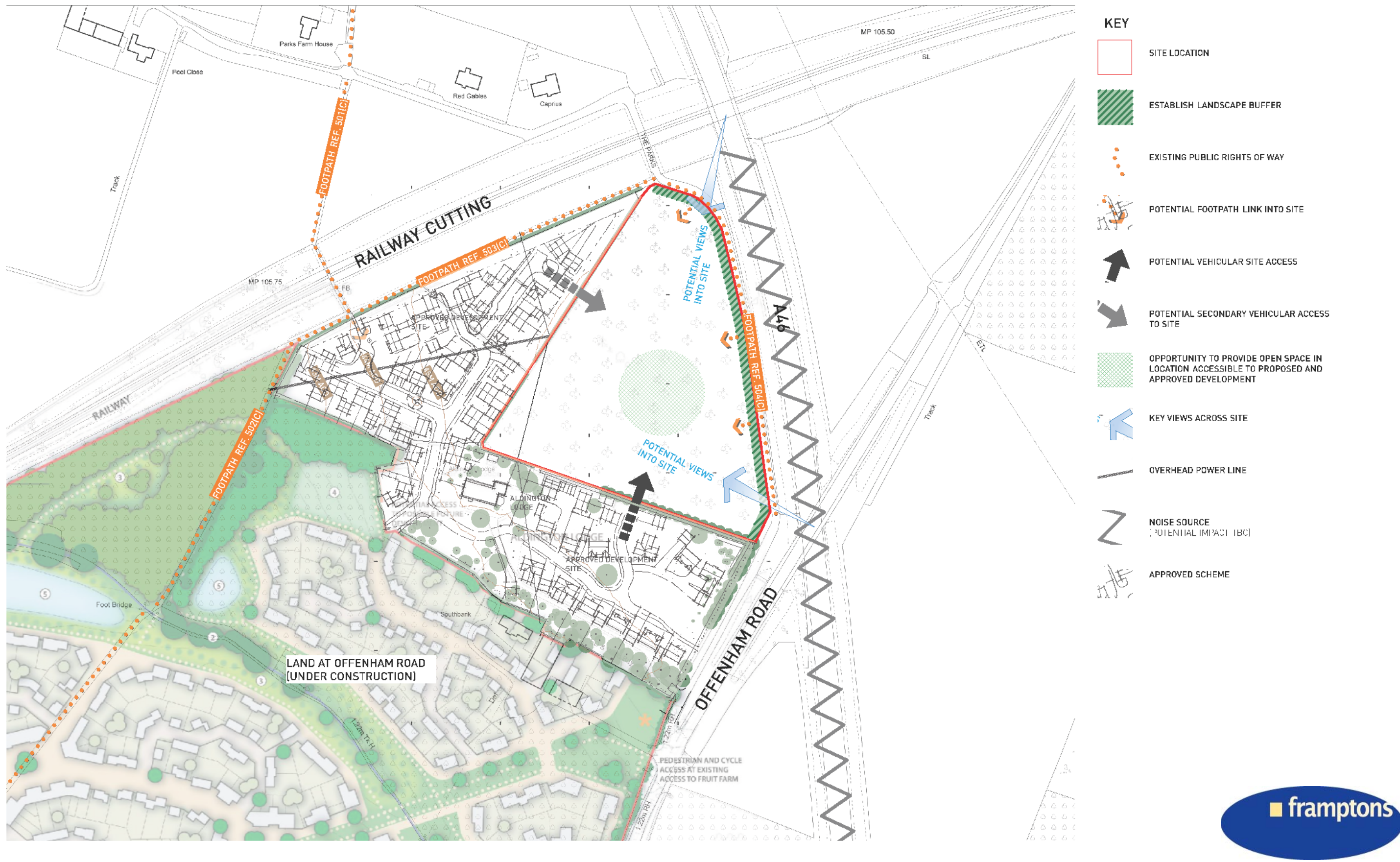
Orchard Trees

A relatively large number of orchard trees would be removed, but these are a horticultural crop; modern varieties on small root stock. Due to their small stature and uniform appearance they are of limited value in the wider landscape, but at a site level the trees contribute to local character. Where possible orchard trees would be retained and incorporated within buffer planting, back gardens and areas of open space and other fruit trees would be included within the overall planting mix. The retained trees would provide a link to the historic market gardening activities found within the Vale of Evesham and would add maturity, screening and wildlife value to the green infrastructure of the site.

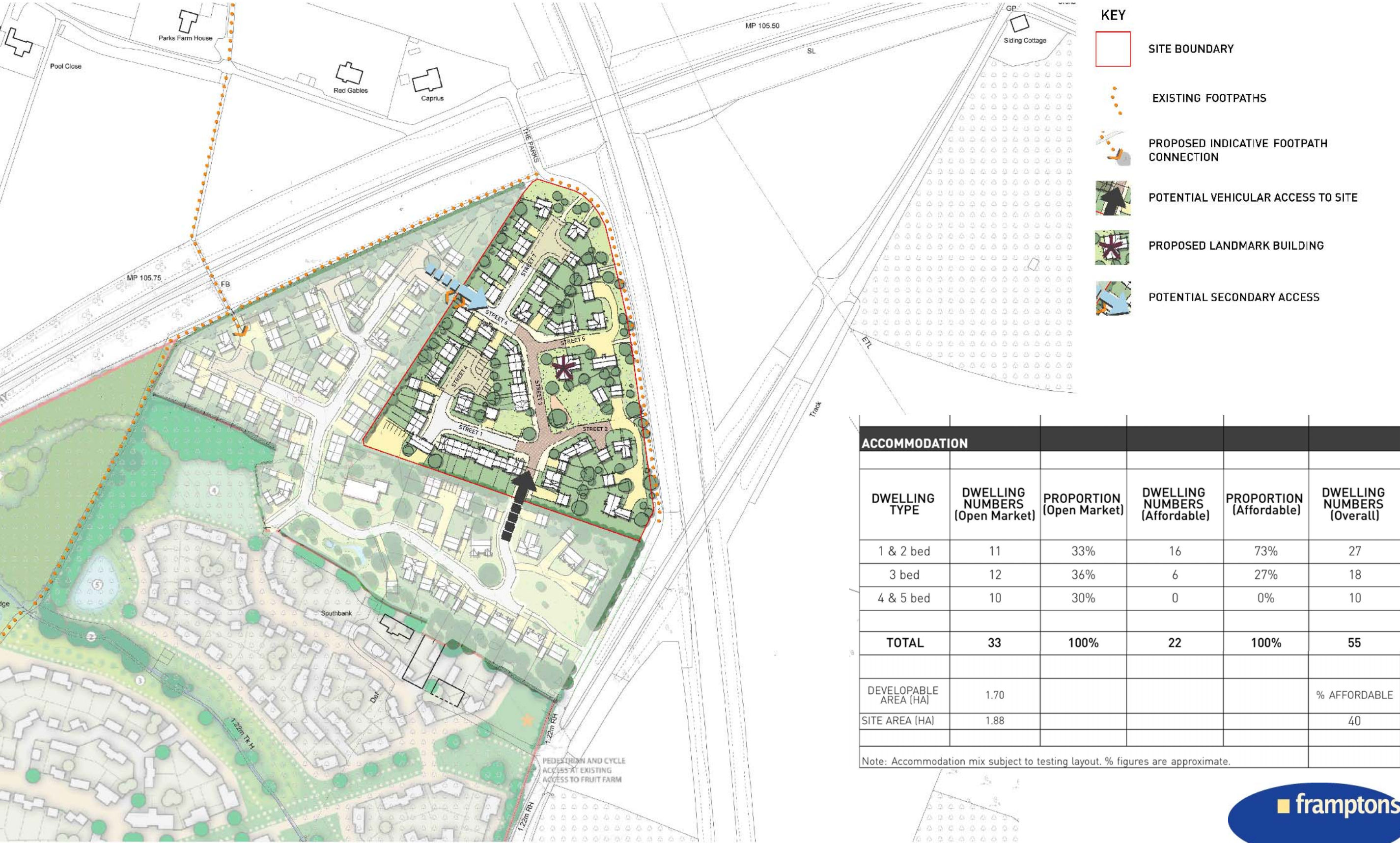
Internal Design

Within the proposed development, the houses face inwards onto small leafy streets arranged around a central open space, which would include a play area for children. Proposed layers of tree planting within the site would break up the roof lines when viewed from Offenham Road bridge. As can be seen from the topographical analysis, the effects on views from the surrounding area would therefore be very limited.

SITE ASSESSMENT - CONSTRAINTS AND OPPORTUNITIES



ILLUSTRATIVE LAYOUT — 55 dwellings with 40% being affordable



WHAT HAPPENS NEXT?

Following analysis of the feedback from this event, an Outline application will be prepared to address the “Principle of Development”. The intention is to submit the planning application shortly. If this is successful, a detailed application will be submitted to include the particular details of the house types, site layout and landscaping proposals, this is normally undertaken once the site has been sold to a house builder.

Housing on the site will provide a mix of quality homes including a proportion of affordable homes. Once submitted, Wychavon District Council will announce receipt of the application and details will be publically available via the Council’s website and open to the usual public consultation. The planning process is expected to last around three months from when Wychavon District Council receive the paperwork.

The application will include;

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

In due course, a legal agreement signed between Wychavon District Council and ALD Development LLP (called a Section 106 Agreement) which will secure the provision of affordable housing, public open space/play facilities, and any contributions towards local education and health facilities. A similar and overlapping agreement will also secure any necessary highway improvements agreed.

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.



ARTISTS IMPRESSION OF CENTRAL AREA

Thank you for attending today, we look forward to hearing from you, in the meantime please direct your questions and comments to a representative

If you require further details or please contact Mr Mark Doodes at Frampton's
01295 672310 or email
mark.doodes@framptons-planning.com

The exhibition material is available on www.framptons-planning.com



LAND NORTH-EAST OF ALDINGTON LODGE, OFFENHAM ROAD, EVESHAM

ILLUSTRATIVE LAYOUT — 55 dwellings with 40% being affordable

