

Newbold Verdon Neighbourhood Plan Steering Committee
Meeting Thursday 19th September 2019
5.30pm .
Sports Pavillion , Alans Way

Attendees

- Heather Davison, Roger King, Julian Cartwright, Mike Wildsmith, Dianne Finney, John Finney, Max Whitehead, Kate Fell

1) Overview of proposed Development

- Kate Fell gave an overview of the Proposed Development including site plan, number and character of houses, etc
 - 113 homes in total with design characteristics similar to the existing development. The 40% affordable housing will be indistinguishable in their design features.
 - The housing will be the following mix
 - 60.2 % = 68 x Private
 - 30.1 % = 34 x Affordable Rent
 - 9.7 % = 11 x Shared Ownership
 - 8 x 1 bed
 - 33 x 2 bed
 - 42 x 3 bed
 - 30 x 4 bed

2) Discussion with MW and KF providing insights and answering questions regarding the following aspects of proposed development.

- Policy H1 criteria c and d regarding M4 2 and M4 3 accessible, adaptable buildings.
 - MW explained the number of M4 2 currently on the plan(which meets criteria c), has agreed to explore the possibility of altering some of the existing either bungalows or ground floor flats to M4 3 compliant.
 -
- Policy H1 criteria e housing mix of affordable housing and intermediate housing.
 - It was confirmed that within the 40 % affordable housing the mix was 75 % “Affordable rent” and 25% “Intermediate housing”
- Distribution of affordable housing in relation to the whole site, maximum number clustered together.
 - MW – on a small site ie 113 houses with 40% affordable mix there is an inherent difficulty with smaller clusters, it was agreed that this was an acceptable compromise.
- Policy H1 criteria g looking at the connectivity between the existing and new development.
 - There is currently vehicle access between the existing and proposed developments, it it was agreed that MW would look at having no direct access other than for

emergency vehicles via a gated road. This will avoid the risk of creating a “rat run” or adding unduly more traffic onto Dragon Lane. It was felt it would not disadvantage the new residents as the access for foot or bicycle traffic would remain easy and lead to the rest of the village through the existing development.

5) The SEA report

- The recommendations from the SEA report, how this effects the proposed development.
 - The proposed development will have appropriate landscaping around the boundaries of the proposed housing site.
 - The allocated proposed development has public right of way paths to the north and south west. There is opportunity to extend Path R60 to link with Path S19 to allow for connections between the network of footpaths/public right of ways/ bridle paths. MW to investigate if feasible.
 - There will be appropriate connecting footpaths / cycle paths between both the existing and the proposed development.

6) Expected timeline of proposed development

- Bloors expect to have the development started by next November
- The development is expected to take approximately three years to complete.

7) Communication

- Bloors have consulted the parish and have no plans for further consultation, there will be an on site manager who will be available for any questions once the development is started.
- During the SEA consultation the PC are going to have two drop in awareness sessions in the local library to allow the parishioners the opportunity to see the SEA and ask questions. It would be an opportunity for the PC to show how the proposed development meets the housing needs and the housing Policies set out in the NP. It could be the Bloors supply some information etc on the proposed development.

8) AOB