

Kilpeck NDP Steering Group meeting with Whitfield Estate

December 2018

1. **What is the timescale for the submission for the application ?**

The Estate is currently in discussion with a number of developers in order to bring one on board to support the application by providing input into the final application by way of design of the layout to ensure that the scheme is deliverable and viable. It is likely that the application would be a hybrid application consisting of a full Planning Application for the group of houses opposite listed Wormbridge Court; An Outline Application on the remainder of the site; An outline Application for the Commercial Development with indicative drawings for the proposed buildings; Change of Use on the existing school site and a Change of Use for the Wormbridge Court to Business and Café use. The intention would be to submit the application in the first quarter of 2019.

2. **You refer to the Strategic Housing Target for Kilpeck as being 23 dwellings.** However the site is within the Ross Rural Housing Market Area and therefore the site should not be looked at simply in context of Kilpeck's allocation. There will be many villages where no development will be possible or unlikely and therefore the housing numbers need to be looked at in the context of a much wider area than simply the Kilpeck Group.

You refer to the Site Assessment Report identifying other sites within the Kilpeck and Didley area as being appropriate for housing. However these other sites have other disadvantages such as increasing traffic on narrow country lanes which may make development unacceptable. Of the potentially 5 sites that the report indicates may be acceptable, our client owns 3, of which the Wormbridge site is one, and the site which our client is prepared to make available.. The remaining 2 areas(1 and 11) are too small to trigger a requirement to provide affordable housing.

There are considerable benefits in concentrating the development at Wormbridge.

- a. The proposal will involve approximately 70 houses of which 24-25 would be low cost / shared equity / affordable rentals / social rentals.
- b. The development would be a sustainable development with the benefit of local public transport. The presence of a shop / garage. Good employment use. Extension of the Commercial activities of the Business Centre providing additional employment. The possibility of live / work.
- c. The Estate would be proposing to retain a number of the affordable rental properties to ensure that housing stock was available for locals to rent.
- d. The Estate would propose to retain control of the management of the public open spaces.
- e. The whole application would be for an integrated scheme which would benefit the whole community.

3. **Wormbridge Common SSSI**

There would be no impact on the Wormbridge Common SSSI. This is a small site of approximatelyacres of raised bog. There are existing public rights of way close to the site but otherwise the development would have no impact on the site at all.

The SSSI is not visible from the site and the site is downstream from Wormbridge Common which is fed by a spring which eventually feeds into the existing ponds on the proposed site.

4. **Landscape Impact Assessment**

Landscape Impact Assessment and Surveys have already been undertaken as part of the pre-planning application process. The design process has already been landscape lead in order to take into account the landscape and visual character of the site and its context. The site itself is sloping down towards the ponds and the A465 and is therefore set down into the landscape so will have little intrusive impact on views from the north and west and indeed views from that direction already look into the existing established village scape with a combination of existing buildings and commercial development.

However the consultants have recommended a number of additional measures by way of mitigation including retention of the existing hedgerow boundaries and additional planting of trees.

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5. **Partial Allocation**

The whole aim of this proposal is to provide a scheme of an economic, sustainable, integrated and viable size to meet the needs of the local community in the form of housing and to fund the expansion of the business centre. Partial allocation would not achieve the desired number of affordable housing for locals, and would not achieve the integrated residential / commercial scheme and would be insufficient to fund the expansion of the Business Centre.