

INTRODUCTION

The draft plans have been informed by pre application advice from the Council, as well as various technical studies including transport and access, landscape, ecology, drainage, economy/social, planning and design/amenity.

MAIN ISSUES

Transport & Access: It is proposed to alter the existing dual access to a single point. The route to College Gardens may also be amended to run in front of the College which will benefit residents living in Aspen Grove behind. Overall traffic movements should not be any more than the current uses could generate if the site was used to its full potential.

Economy/Social: It is not unusual for residential developments on this scale to provide open space ,off-site highways/transport measures and a financial contribution to additional school places. These measures will be negotiated with the Council and paid for through a Community Infrastructure Levy (CIL). The Council will also expect the scheme to include a proportion of affordable housing provision; the current Council policy is for 20% of the new homes to be affordable.

Design/amenity: The design is illustrative at this stage but the intention is to create a locally distinctive and sensitive design taking account of existing site features including trees and historic buildings. The position of the neighbouring properties will also be taken into account to ensure their amenity is safeguarded.

Landscape: The existing strong landscape structure will be retained as far as possible including the best trees. Any trees lost will also be replaced with new planting. New public open space will also be included.

Ecology: Existing wildlife habitat will be retained such as the area of trees to the north and north west of College Gardens.

Drainage: Sustainable drainage will be used with 3 balancing ponds proposed to slow any surface water run off. These will also have ecology benefits.

