

Blackwell Grange Public Consultations on the Planning and Development Brief

Frequently Asked Questions

1. What is the Planning & Development Brief for?

It is a planning document to help guide development. When sites are marketed, interested parties would look at the brief, because this document tells them what the site can be developed for. Any developer would need to seek the necessary planning consents, but this is a guide to assist the process.

2. What is the Landscape and Restoration Plan?

A plan to improve and restore the Parkland areas. It is proposed that the works are undertaken in line with the housing proposed.

3. What happens after the public consultations have ended?

Officers will consider the comments received and amend the brief if necessary. The comments received and the Council's corporate response will then be posted on the planning web site. A report will be taken to Cabinet, to report back on the consultation process and comments received and seek approval to the Planning and Development Brief and Landscape and Restoration Works.

Subject to Cabinet approving the Brief, Officers will then submit a planning application in respect of the Landscape and Restoration Plan works.

4. Will I get a chance to comment again?

Yes, through the normal planning process. When the planning application is submitted for the Landscape and Restoration Plan and when the sites have been marketed and developer selected, they would undertake public consultations on their detailed scheme proposals.

5. Who will look after the parkland and pay for its future maintenance?

It is proposed that when sites are sold, there will be a legally binding requirement that the purchasers of the houses will pay an annual Levy, an annual payment for upkeep and maintenance of the Parkland. It is envisaged the Council will own the freehold of the parkland.

6. What about the Hotel?

The Council own the freehold interest of land at Blackwell Grange and the Hotel has a long lease from the Council.

7. How long will it take for the houses to be built?

Once the sites have been marketed and a purchaser selected, they will need to obtain the necessary planning consents. Usually once this has been done, they will then start on site.

8. Who is going to build the houses, one or many developers?

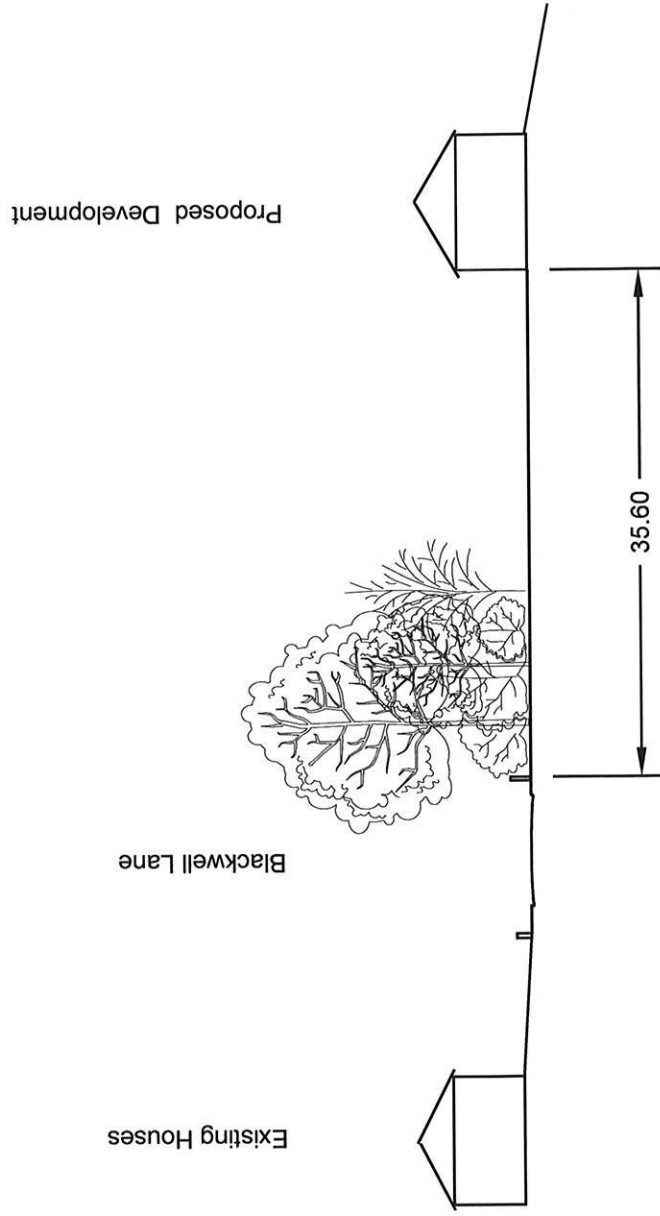
It is envisaged the sites will be sold by Informal Tender .Once the sites have been marketed, interested parties will have an opportunity to bid for the land and then the Council will select a purchaser or purchasers. So until this has happened the Council cannot say who will be building the houses.

9. How can you guarantee the aspirations of the brief are met?

The brief will help inform and guide the development .Planning Officers will use this to consider schemes submitted from interested parties .Also the Council has controls it can use as landowner, through the contract of sale.

10. Will the development close to Blackwell Lane overlook existing houses?

The Council cannot say what the schemes will look like in advance of the marketing and planning process. However, distances from existing properties will be a consideration. Attached on the next page is a cross – section showing what the distances could be, although note this is for guidance and indicative purposes.



Typical Section Across Blackwell Lane 1:500 (Based on topo survey)

