

Gomm Valley and Ashwells

3rd Draft of Development Brief

3rd October 2016

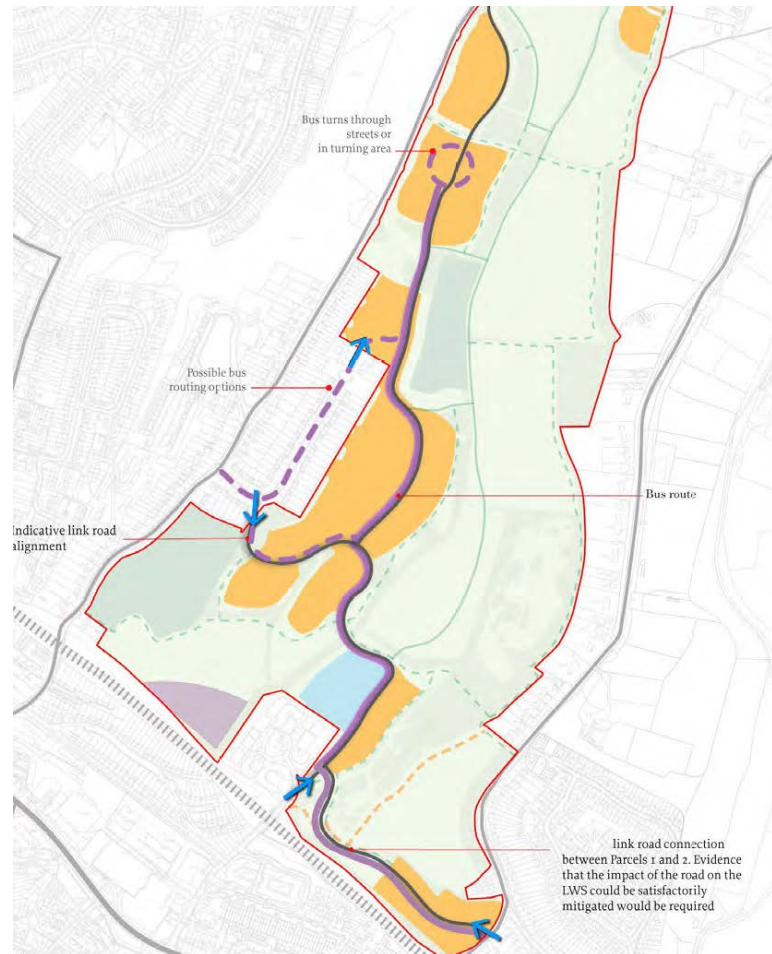
Robert Harrison

Principal Development Management Officer

Key Changes

- Framework objectives tightened up.
 - Gap defined
 - Ambiguity minimised.
- Objectives chased through into requirements.

Public Transport Solution for Gomm Valley.

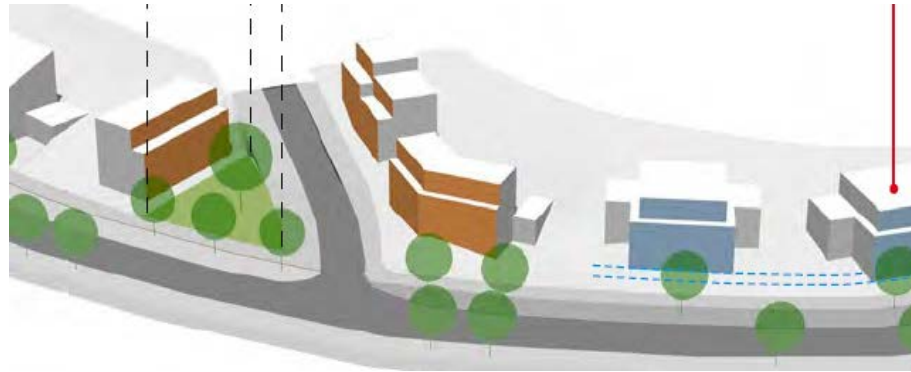


- Introduction of vehicular link between Hammersley Lane and Gomm Road.
 - Essential for bus, walk and cycle.
 - Significant ecological mitigation required.
 - ? Over vehicular access.
 - County Highway Authority advise visibility splays at Hammersley Lane possible subject to hedge realignment.
 - Removes need to signalise Hammersley Lane Bridge.

- Different illustrative building form to show openness to innovative design solutions.
- Increased back to back distances 25 metres:



- Requirement for structural planting within scheme.



- Planting to rear and street trees.
- Concept drawings altered to reflect quality counts design lessons.
- Revisions made to density (Parcel 1 and Ashwells).

- More information on heights, design and appearance within each character area.
- Alterations to parcel drawings to improve clarity. Minimise the use of the word 'potential'.
- Positive frontage lines removed due to ambiguity.
- Additional information on design expectations and relationship with existing dwellings.
- Requirement for objective clarity on eco buffers.

Things we have been unable to change

Issue

Over Development

Response

More land undeveloped than developed. Clear landscape, ecology and highway strategy, whilst accommodating opportunities for housing.

Issue

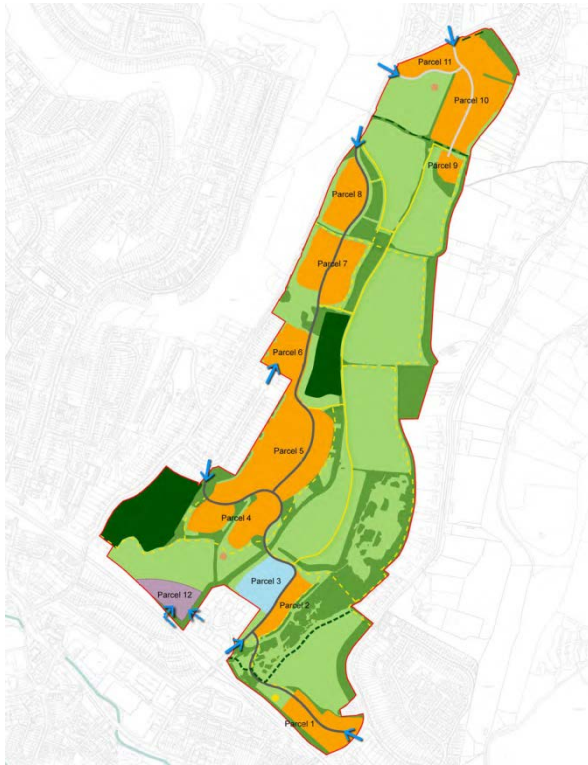
- Widening top of Cock Lane.

Response

- County Highway Authority position is clear. Cock Lane is at capacity.
 - Current proposal is sequentially the least bad option.
- Balance:
 - Transport,
 - preservation of gap,
 - landscape impact; and,
- ecology

Issue

- Remove Dwellings from parcels 4 & 5 on ecological/amenity grounds.



Response

- Balance of decision making.
 - Place making.
 - Infrastructure
 - School
 - Existing development
 - Housing delivery.
- Coherent developed and undeveloped area.

Issue

- Detailed layout issues at Ashwells or Pimms Grove:
 - Access off Pimms Grove.
 - Two way access off Ashwell's.
 - Relationship of Ashwell's development to trees adjacent to Wheelers Avenue.

Response

- Detailed design and layout matters to be resolved at pre-app stage and reserved matters.
- Committed to retaining woodland adjacent to Wheelers Avenue.
- Access off Pimms Grove dependent on bus strategy.

Issue

- Remove all reference to access from Wheeler Avenue.

Response

- Included as part of baseline objective assessment (See comment 13 on LDA Liaison Group Feedback).

Other Matters

- AVDC lodged objection to Local Plan. Gomm Valley receives specific mention.
- 2 volunteers required to participate in design review.
 - One from each end of site.
 - Dates/times to be confirmed.

What have the Liaison Group influenced.

- Quantum of development.
- Preservation of the majority of Cock Lane.
- Size of gap.
- Hammersley Lane bridge access.
- Strategy for undeveloped area.
- Second access for Ashwells.
- Many detailed design matters.

Thank you for listening.