

## Planning Committee Public Speaking 26<sup>th</sup> May 2020

**Mr Robert Eburne** (Planning Director for Bloor Homes Eastern) APPLICANT:

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“Firstly, I would commend your Council for keeping vital planning and democratic processes running during the COVID crisis. As lockdown gradually eases, I am able to re-state Bloor’s commitment to the development. Your decision, today, will be a positive step in delivering this scheme and its array of benefits.

In December, you resolved to **DEFER** approval so that discussions could “**take place with the applicant regarding:**

- **the location of the proposed children’s play area;**
- **the positioning of the attenuation basins and their impact on the provision of open space;**
- **the location of affordable housing;**
- **room sizes; and**
- **the location of blocks of flats in particular their proximity to a listed building.”**

We listened to the discussion with interest. Meetings took place with Planning Officers, Design Officers and with the Parish Council and other interested parties prior to the current social distancing regime. This “listening exercise” has led to revisions to address your criticisms and to bolster the design and green credentials of the development.

The result is an improved scheme deserving of the favourable recommendation of a well-reasoned committee report.

The Equipped Play Area and sustainable drainage features have been reengineered. The drainage areas are shallow grassed areas which provide fully useable public spaces as part of an interesting and bio-diverse landscape strategy. These open spaces meet the Section 106 legal requirements which promote planning of open space shared with shallow basins and sets out the total area to be provided..

The affordable housing continues to deliver high quality homes for those in local need while detailed designs are tenure blind. The affordable housing is in significantly smaller separate groups to promote social inclusion.

While amending the scheme we have achieved 100% compliance with Nationally Described Space Standards, parking standards and garden size standards.

The clearest message from the previous meeting was your dissatisfaction with the relationship between taller buildings and the Grade two star listed building. You will be reassured to see that we have successfully re-planned this aspect of the layout to remedy this criticism.

All of the amendments achieve continued compliance with the Outline Planning Permission and the Character Areas of the Site Wide Strategy, approved last May, ensuring that the development results in a strong sense of place.

Our focus on creating a great place will continue throughout construction so that the scheme sets high standards as further phases eventually add to the Vision for the wider site.

I commend these revisions to you and trust that you will agree with the recommendation to **approve** this Reserved Matters application this evening.

Thank you very much for receiving this statement “

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