

# LAND AT WESTON UNDER PENYARD Public Consultation

## Earlier Permission

In December 2015 planning permission was granted for the development of the site for 37 large executive style homes as indicated on the approved plan shown opposite. That permission was never implemented.

Over half of the site was dedicated to some form of open space and in particular an area of archaeological interest to the northeast of the site which covered roughly a third of the site. Additional areas of open space were provided around an existing pond that was to be retained in the centre of the site, and also around a large oak tree that had a tree preservation order on it and also along the frontage where an attenuation pond was proposed.

Whilst maintaining the key elements and benefits of the earlier approval, it is apparent that better/more efficient use of the site could be made and that a better mix of homes could be provided; one that better meets the needs of the local community. Such as reducing the number of executive

homes and providing more smaller starter homes.

Since the 2015 permission was granted planning policy has changed including the adoption of the WNP. The WNP allocated the site for approximately 37 dwellings and in addition set several requirements for the site including:

- complementing the design of the Ariconium development;
- enhancing the entrance to the village;
- retaining the existing pond and existing planting, etc., and
- providing an appropriate mix of housing including 40% affordable housing

In addition, national planning policy (NPPF) requires **all development to make efficient use of land**. This will help to reduce pressure for the release of more greenfield land for development and intrinsically enhances the developments sustainability.

Right top, the approved plans from the 2015 planning permission for 37 units

Right bottom, our version of a 37 unit scheme

