



Bluntisham Parish Council.

Land adjacent 52 Wood End.

Background

2 Acre Site - identified by HDC in 2007 in Strategic Housing Land Availability Assessment for up to 25 units.

Rose Homes have been in discussion with the District Council since November 2015 and attended the Bluntisham Parish Council Meeting in April 2016. Questions & concerns raised at that meeting were; 1) Is Scheme Deliverable? 2) Is the Land under Rose Homes Control? 3) Is there a Housing Association on Board? 4) How Many Houses Will Be Built? 5) Is there a need for Affordable Housing? 6) Would they be for Local People? 6) Would the Affordable Housing remain so, in Perpetuity?

Scheme

Rose Homes have designed a scheme that satisfies all of the above concerns in conjunction with an Affordable Housing Provider, Hastoe Housing Association. Hastoe were established in 1962 and owns and manages over 7,500 homes in over 70 local authority areas. Hastoe have a proven track record of delivering sustainable, affordable village housing schemes, which enable local people to remain within their communities. Hastoe are committed to providing highly energy efficient homes that remain affordable for ever.

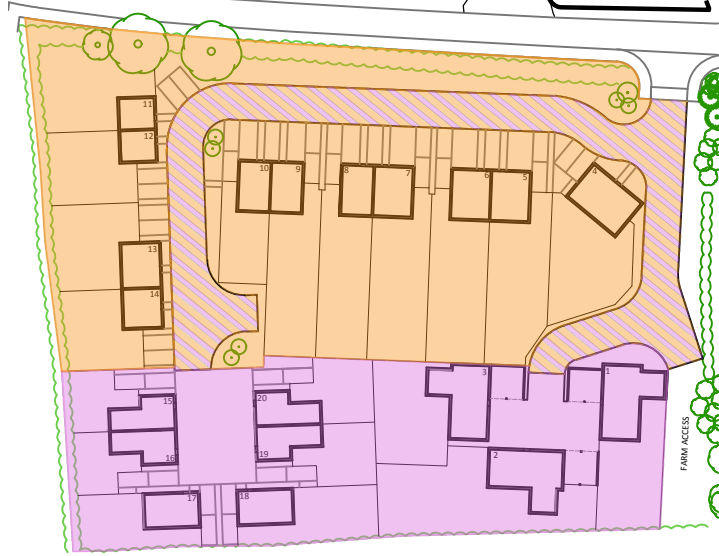
Hastoe have spoken to HDC, who confirmed the current need and affordable housing requirement. This has been built into the scheme along with the New Local Plan Guide lines, most notable the New Rural Exception Site Policy LP28. We have also incorporated HDC's Urban Design Team preferred layout as well as HDC Planning and Enabling Officers Comments.

We Propose to submit a scheme with 20 units in total. All properties have at least 2 parking spaces, generous sized gardens and will be thermally efficient and therefore benefit from greatly reduced running costs. We are proposing 11 Affordable Units, including 2 Shared Ownership and 9 Private Dwellings, which range from 3 Bed Semi-Detached to 4 Bed Homes

We also are proposing an extension to the public footpath, along the front of the proposed development to The Meridian Wood. The development will use the existing access to allow the existing mature hedge and trees to remain.

Next Steps

Leaflet Drop Village and Invite to Community Consultation Event. (Date TBC.) Finalise scheme incorporating any Open Day Feedback and Parish Council input. Submit Planning Application.



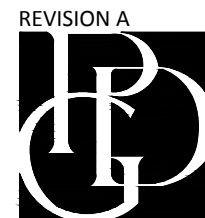
Total site area: 8,388sqm
 Affordable area: 5,033sqm: 4318 + (715 road) 60%
 Market area: 3,355sqm: 2878 + (477 road) 40%

Plot	Type	Approx Floor Area (m ²)	No. of Beds	Notes
1	House	160	4	Market
2	House	160	4	Market
3	House	160	4	Market
4	Bungalow	67	2	Affordable
5	House	99	3	Affordable
6	House	99	3	Affordable
7	House	99	3	Affordable
8	House	80	2	Affordable
9	House	80	2	Affordable
10	House	80	2	Affordable
11	House	57	1	Affordable
12	House	57	1	Affordable
13	House	89	3	Affordable (so)
14	House	78	2	Affordable (so)
15	House	90	3	Market
16	House	90	3	Market
17	House	94	3	Market
18	House	94	3	Market
19	House	90	3	Market
20	House	90	3	Market



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Minor Amendment to Plots 15-20
SITE adjacent to 52 WOOD END, BLUNTISHAM
 for ROSE HOMES (EA) LTD
SKETCH SITE LAYOUT
 Scale: 1:500 @ A3 Date: July 2017
 Drawn: KLM Dwg No: 14081/SK15A

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