

# Planning Themes: Big or small Developments?

It is important for us to understand the pros and cons of options here



## A number of smaller developments:

- is arguably easier to absorb and potentially has less impact on Green Belt, landscape and ecology etc
- increases pressure on community facilities, with more limited developer funding to upgrade local facilities

## Fewer, larger scale developments:

- in our Area, would mean building on Green Belt, with potentially more extensive impacts on landscape, ecology etc
- means there should be more developer contributions to help fund necessary improvements to community facilities (although this can depend on the specific site)

### In 2012 :

**27** potential development sites were offered in our Area:

**10** in Knowle (K);

**9** in Dorridge (D)

**8** in Bentley Heath (BH).

**Plot sizes** by max no. of potential houses (units) ranged from up to :

**4,042** units at Copt Heath Farm, BH

**1,600** units at Ivy House Farm, D

**Of the rest:**

Units	<100	100-250	250-500	500-1000
Sites	9	10	1	5

**3** sites were allocated and are now either developed or under development **All the rest were rejected as being Green Belt.**

One green belt site (at Old Silhillians) has since been developed.

A Local Authority can require Developers to provide funding to mitigate potentially negative impacts of their new development - eg. new homes adding pressure to the existing social, physical and economic infrastructure.

This funding can be used to improve local facilities/infrastructure.

• *'Too many houses/flats built before the infrastructure is in place, esp. schools and health facilities.'*

• *'Back garden housing developments - not good.'*

• *'The infrastructure needs of the Area are more likely to be achieved through a few, larger housing sites than lots of small ones.'*



## What do we want the remit of our Neighbourhood Forum/Plan to be?



- agree a set of general planning policies to guide future developments?
- clearly set out our community general preferences on scale and location of future development, and funding priorities?
- identify specific areas of land for future development, if needed?

We can identify both the preferred scale and location of future development, given a required number of houses to be built.

We can define what our needs and priorities are **neighbourhood planning** for developer contributions.

In England, once an 'approved' NP is in place for an Area, the community can benefit from 25% of CIL revenues arising from any new local development.