

Wignale Gate, Hobbesch - Post Planning Committee Considerations			
Category	Main Issues Raised	Our Response	Supporting Document Reference
Principle of a 100% Affordable Scheme	Members raised concerns that a fully affordable housing scheme may not provide the same level of tenure mix as a mixed-tenure development. Some members considered that a mixed-tenure approach may support a more balanced community.	The application has been brought forward as a 100% affordable housing scheme in response to identified affordable housing need. Further information is provided in the supporting submissions prepared alongside the Registered Provider (Accent) confirming rent levels and tenure options, together with examples of successfully completed schemes to assist members in considering the quality and character of comparable developments.	Accent Briefing Note
Affordability of the Homes	Questions were raised about how affordable the proposed homes would be in practice and how this would be secured over time.	The homes would be delivered and managed as affordable housing by Accent. Details of affordability, tenure and long-term delivery are set out in the supporting information and the submissions prepared alongside the Accent.	Accent Briefing Note
Management	Members raised questions about the long-term management, maintenance and control of the development, including the ongoing management of shared spaces and facilities.	The development would be owned and managed by Accent, with management arrangements in place for the housing and communal areas. Supporting information is provided in the submissions prepared with Accent. Management of areas required for Biodiversity Net Gain is an important consideration.	Accent Briefing Note
Density	Some members considered the scheme to appear too dense and felt that the form of development did not reflect the character of the surrounding area.	Additional 3D visuals have been prepared to assist members in understanding the scale, spacing and overall form of the development in context. This is intended to provide a clearer understanding of how the proposed density would be experienced on site.	3D Visuals - Scenes 1-4
Design and Character	The scheme was described by some members as visually plain and not sufficiently reflective of the local character of Wignale Gate.	The 3D visuals show the proposed built form and streetscape more clearly. These are intended to assist members in considering the design approach and its relationship with the surrounding area.	3D Visuals - Scenes 1-4
Layout	Concerns were raised regarding the overall layout, including abrupt road endings, the sense of arrival into the site, the extent of hardstanding, and the lack of a clear hierarchy between different streets and spaces.	The 3D visuals have been prepared to explain the layout more clearly from a range of viewpoints. In particular, the visuals are intended to assist members in understanding the site access, the internal arrangement of development, and the relationship between built form, streets and open areas.	3D Visuals - Scenes 1-4
Future Expansion	Members asked whether the scheme had been planned with regard to future growth or a wider masterplan for adjoining land.	The current application relates to the submitted site only. The layout has been designed to function as a complete and deliverable scheme in its own right. We acknowledge that land comprising the remainder of the reserve site could be developed in the future but the applicant has no legal rights or agreement to progress any further phases. Notwithstanding, the layout provides an appropriate range of boundary treatments and landscaping to define the settlement edge as demonstrated through the submitted scheme. Highways have supported the road layout as currently designed, with onward consideration of adoption and waste collection measures relevant factors that have influenced the submitted layout.	Illustrative Site Layout
Landscaping	Members requested a stronger landscaping approach, including native hedgerow, more tree planting, additional screening around the substation, and planting to soften parking areas.	An illustrative site layout has been prepared to show the relationship between the planning layout and the landscape proposals more clearly. The submitted visuals are also intended to assist members in understanding how landscaping would be incorporated throughout the site. Further detail can be secured through the detailed landscape design conditions. The majority of Biodiversity Net Gain obligations are delivered on site to maximise the benefits of a comprehensive landscape approach and delivery of biodiversity improvements on site, rather than elsewhere.	Illustrative Site Layout & 3D Visuals - Scenes 1-4
Parking Provision	Concerns were raised that some dwellings would have only one parking space, which may lead to overspill parking on nearby streets. Specific concern was also raised regarding parking pressure around the maisonettes.	The submitted plans show the proposed parking provision across the site, and the visual material helps explain how parking would sit within the overall layout. The parking provision has been carefully considered by officers and consultees including the highway authority with no substantive objection. It accords with the Council's standards.	Illustrative Site Layout & 3D Visuals - Scenes 1-4
Parking Layout and Appearance	Members raised concern that some parking areas, particularly larger parking courts, could appear overly dominant and lack sufficient landscaping.	The relationship between parking, planting and built form is shown within the supporting visuals. The landscape proposals are intended to help soften the appearance of parking areas within the wider layout. The route hierarchy and visual from the site access, shows how a dominance of vehicle parking has been minimised.	3D Visuals - Scenes 1-4
Bin Storage & Collection	Questions were raised about the adequacy of bin storage and how bin collection would operate on private roads, and whether drag distances would be acceptable. Concern was also raised regarding the location of the bin collection point near the open space.	The submitted refuse plan identifies collection points and drag distances, and has been prepared to clarify how refuse and recycling would be managed across the site, delivering a compliant solution with all relevant collection points within accepted distances from the public highway. On plot storage will be incorporate as appropriate to ensure that bins do not become a dominant feature within the street scene, adequate space will be made available and customers will only use bin collection points at the time of collection. The submitted materials provide further confirmation of this and further details can be refined through planning conditions.	Refuse Plan
Open Space	While some members welcomed the amount of green space, others considered that the open spaces required more structure, seating and stronger landscaping.	The submitted 3D visuals show the intended character of the open areas. Further detail on seating, planting and the treatment of these spaces can be incorporated through the detailed landscape design. This is capable of further refinement, as required through appropriate conditions, however the submitted materials are a clear sign of the design intent embedded into the scheme.	3D Visuals - Scenes 1-4
Drainage and Attenuation Basin	Concern was raised that the attenuation basin and drainage features appeared too prominent and were not sufficiently integrated into the overall layout.	The drainage strategy forms part of the overall site design. The supporting visuals help explain how these features would sit within the layout, and further landscape treatment can be used to integrate them effectively into the scheme.	3D Visuals - Scenes 1-4
Lighting	Members requested a comprehensive lighting scheme.	A detailed lighting scheme can be prepared and secured through condition and technical approval of highways, to ensure an appropriate approach to safety, amenity and character.	N/A
Sustainability and Energy	Members requested the inclusion of photovoltaic panels as part of a commitment to use renewable technologies and provide energy efficient homes.	The proposed sustainability strategy will utilise high efficiency heating, enhanced insulation and photovoltaic (PV) panels, enabling the scheme to achieve a high level of energy performance (EPC A rating and the requirements of forthcoming building regulations). The supporting visuals assist in showing how PV panels may be incorporated into the development.	3D Visuals - Scenes 1-4