

Why has the Cabinet decided to develop the land?

The site has been an allocated site with the local plan for a number of years. In 2006 the site at 89-123 Englishcombe Lane was re-instated as an allocation as a Proposed Modification to the B&NES Local Plan. The Planning Authority originally wrote to local residents on 31st October 2006 informing them of the consultation on the Proposed Modifications between 2nd November and 14th December 2006. They subsequently sent a follow-up letter on 1st December 2006 to 49 residents local to the Englishcombe Lane site to remind them of the deadline for comments. Following a review of the consultation feedback the Planning Authority presented a report to full Council dated the 29th March 2007 which recommended that the site should remain an allocated site for between 40 and 45 units. The Council passed this report and the site was confirmed as an allocated development site.

What other options were considered?

As the site remains an allocated site within the Place Making plan no other options have been considered.

What will be the benefits to Council Tax payers?

The 2015 Cabinet Report that confirmed the establishment of the Council's 100% owned Local Development company set out the full benefits to the Council Tax payers. In particular the development of Englishcombe Lane will generate a capital receipt from this company from the land plus the development profit which will:

- *Help address the financial challenge and protect frontline services.*
- *Generate additional Council Tax and New Homes Bonus.*
- *Support the Core Strategy and Placemaking Plan.*

Why hasn't the Cabinet chosen to provide more than 30% affordable housing on the site?

The 2015 Cabinet paper set out the remit of the Council's Local Development company as set out below:

- *The establishment of a Council owned Property and Development Company is proposed as an income generating investment and development vehicle. It would manage the Council's private residential property assets and deliver new housing for both private ownership and the private rented sector.*

As the development company is established to deliver homes for private ownership and rent its remit is to comply with the Council's affordable homes policy.

Is Cabinet prepared to consider more affordable housing at the site?

The cabinet is exploring all opportunities to seek additional external funding for affordable homes to be built in the area. Should any funding become available it will work with the Council's Housing Services Team Manager to see where this would deliver the best outcomes for the residents of B&NES.

What is the likelihood that the Council will sell the land on to another developer?

The intention is for the Council to transfer the land to its local Development company at open market value and for this company to develop the site. The formal approval process will follow the protocol set out in the 2015 Cabinet paper.

Will local people have an opportunity to buy or rent the homes as a priority over people from out of district?

The Cabinet will require the Council's Development company to develop policies that do give local people the first opportunity to rent or buy these properties before allowing these to be sold or occupied by people from outside of the district. The Cabinet member will update the community further when this policy has been agreed.

I would like to see a Project contact directory of Council staff and consultants involved?

Once the Planning process has been completed full details will be available via a development website.

When will a Construction programme be available?

Once the Planning process has been completed and the Council have undergone a full procurement process to appoint a main contractor.

I would like to know the number of labourers?

This information will be provided within the Contractors Construction Management Plan which will be shared via the development website.

How would construction staff access site?

There is a single entrance into the site from Englishcombe Lane, which will be the only point of access and egress for all construction staff.

How will construction traffic parking be managed?

This information will be provided within the Contractors Construction Management Plan.

How will excavations and materials going off site be managed?

This information will be provided within the Contractors Construction Management Plan.

What is the estimated impact to residents in regards to deliveries to site?

Impact will be kept to a minimum and deliveries to site will be agreed between the Council and the Contractor in consultation with local residents.

What will be the working hours and delivery times?

This will be agreed between the Council and the Contractor in consultation with local residents.

We expect a policy for cleaning of residents windows due to nature of earth works do you agree?

We think this is a good suggestion and will discuss this with the Contractor to manage for properties adjoining the works boundary line.

How will site security be addressed? *This information will be provided within the Contractors Construction Management Plan which will be shared via the development website.*

Could the Englishcombe Lane bus service be re-instated? *Please contact the B&NES Highways team with more details email: Highways@bathnes.gov.uk who will be able to direct queries to the Public Transport Officer.*

When will the environmental study be available for the public to view? *This will be available as a part of the Planning application which we anticipate to submit towards early spring. The Planning Portal is viewable via the B&NES Public website.*

This site is a conservation area and is not suitable for development this scheme tells me the Council are not in agreement? *Please refer to question and answer number 1.*

I am concerned about the wildlife roaming in the area and what will be done to protect the bats, deer and badgers? *A mitigation plan will be put in place for the protection of all wildlife and this will be available to view as a part of the Planning application.*

The drainage of the field is a major concern, are you going to take out indemnity in the possibility of subsidence to my property? *Further information in relation to drainage will be provided in due course.*

How is this site linked to that of Redcliffe Homes? *This site is a separate development and not within the Councils ownership.*