

## **Notes of informal meeting to discuss possible development of Barbara's Field held on 31 July 2020**

Present: Cllr P Travis, Cllr T Morrow, Cllr P Banwell, Cllr A Hooker, Cllr S Eyles, Cllr A Edney, Cllr E Butler, H Williams, Cllr B Lund, Cllr L Oliver and A Fussell.

The meeting was held outside at S Eyles (SE) house and Andy Fussell (AF) presented the possible plans to develop Barbara's Field which would also include changes to Brown's Ground.

AF said that when the Rode Neighbourhood Plan was being drawn up he had put forward proposals to build a care home on Barbara's Field but this had not been accepted. He was now proposing a 49 property development which would consist of 15 properties which would be bungalows restricted for over 55 year olds and another 30 houses on Barbara's Field. There would be 4 additional properties on the Brown's Ground side of Church Lane one of which would be between SE's house and the property towards the village centre and the other 3 towards Clay Lane before the new entrance road to the site.

30% of the properties would be 'affordable housing' with the remainder at market values. He hoped that he would be able to work with Autograph Homes to develop the site and also use Cedar Homes to develop the 15 properties for the over 55s; this company worked specifically in this type of property (although did not do the actual build).

He said that local residents would be given first option on the affordable housing and this would be in perpetuity.

He said that access to the site would be by a road just to the right of the current footpath across Brown's Ground and that he hoped the access could be such that traffic would not use Clay Lane to exit the site. Discussions with Highways was required on this issue.

Brown's Ground would be given to the Parish Council and before it was handed over the developer would be required to prepare land for 12 fenced off allotments, to include installation of mains water and a footpath from Church Lane, the planting of a number of trees on the lower side of the field – these should be fruit trees, the creation of an attenuating pond and the creation of a surfaced path (Church Lane to Marsh Road) across Brown's Ground. Much of this detail would have to be agreed by the Parish Council.

Requests were made for the scheme to be environmentally friendly and for houses to be as energy efficient as possible. It was also important that the proposed 2 metre hedge/fallow strip was included behind the properties and the Bradford Road residents.

The full details of the proposed development would be agreed at a later date and the details agreed under reserved matters through a Section 106. However, he hoped to submit outline planning application around October/November. AF also agreed to get from Mendip their traffic flow estimates from a site of this size prior to the agreed public presentation of the outline plan to Rode residents on August 20<sup>th</sup>.