

**Notes of public meeting held on Rode Playing Field to discuss
Development on Barbara's Field (and Brown's Ground)
at 4.00pm on 20 August 2020**

Present: Rode Parish Councillors, District and County Councillors, Andy Fussell, Simon Steele-Perkins (Strategic Land) and approximately 50 parishioners.

Peter Travis (current PC chair) opened the meeting thanking the Playing Field Committee for hosting the meeting and Duncan McLellan for the loan of the public address system and then introduced Andy Fussell (AF) and Simon Steele-Perkins (SS).

AF said that for 30 years there had been interest from developers in building on Barbara's Field but previously it had been indicated that no housing would be approved on Brown's Ground due to its elevation making it too conspicuous. He handed out, to those present, illustrative plans for the possible layout of 45 properties on Barbara's Field plus 4 properties at the bottom of Brown's Ground fronting Church Lane. The 45 properties would include 15 bungalows at the lower end which would be age restricted for over 55s. These would be constructed by a different builder from the one building the other 34 properties. The top of the field would consist of a mix of 2-, 3- and 4- bedroom houses. To comply with local requirements 30% of all the properties would be 'affordable homes', this would apply to both the bungalows and the other houses.

AF said that he was willing to give Brown's Ground to the Parish Council with a proposal that 12 allotments (fenced and with a water supply) an orchard and paths round the field and an additional path from the bottom left of Brown's Ground, plus an attenuation pond, all of which would be installed by the developer as part of the deal.

He said that outline planning approval would be initially applied for, after which reserved matters would determine the detail of the development.

Questions were raised regarding the access to the development – this would be from Church Lane and AF said that he wanted to include a proposal to make Clay Lane a cycle/walk road with just access to houses on it to prevent it becoming a short cut to Bradford Road. Concerns were expressed about both construction traffic using Church Lane as it was narrow from the A361 to Clay Lane and also over increased traffic volumes exiting onto the A361 by future residents. AF said exit from the site to Rode Hill was not possible as he did not own the land between Barbara's Field and Rode Hill. A full transport assessment would be included in the initial application.

There was concern over drainage from the development as currently some flooding was experienced. AF reported that 2 attenuation ponds would be constructed at the bottom of the site and also one in the middle of Brown's Ground. These should eliminate any flooding and in response to questions he said experience of ones installed elsewhere indicated these worked well. Additional concern was raised over foul water drainage from the site as problems already existed in Clay Lane. SS said that as part of the application a full flooding and drainage assessment had to be included.

Residents of Bradford Road expressed concerns over visibility of the development and whether any buffer would be provided between them and the new houses. Also, the height of the development was of concern as it was thought Barbara's Field was nearly as high as Brown's Ground. In response to a question as to whether the whole site would be lowered, AF and SS confirmed it was not in any plans.

The ecological criteria for the development was raised and with the current climate emergency it was important that the development was of the highest standard and renewables should be fully investigated. Buyers could specify extra criteria, e.g. solar tiles.

It was stated that full transport, landscape and visibility, heritage and ecological impact assessments would be submitted with the outline planning application; that could be submitted before the end of the year.

There was general concern over the possibility of up to 80 houses being built in the village – 49 on Barbara's Field and 29 at Merfield/The Mead. It was confirmed that 49 would be the maximum number of houses on this particular development.

It was also emphasised that any Section 106 agreement must ensure that what the village expected was covered in this agreement and that the village did acquire Brown's Ground (before first house was occupied) and that Brown's Ground could not be developed would be protected in perpetuity.