

## **MEETING WITH AVANT HOMES**

The Chairman and Deputy met with Avant homes, at their request, on 12 Jan 18.

The overall impression was that specific objections had been noted and acted upon where possible following the consultation exercises in August. The number of houses was reduced from 70 to 64 when their formal planning application was submitted in Sept. This allows more space between buildings and the footpath at the bottom of the site.

They also highlighted the main changes made to their original application, as reflected in their amended application submitted in Dec. (Link recently circulated). The amendment was made to reflect the movement of the soak pond to what they considered to be a more appropriate location. However, it should be noted as a result of this change the revised site plan now incorporates 65 houses not 64.

There will be open ground and a service road between the footpath and the houses at the bottom end of the site which will face the footpath and therefore the area will be open plan. The exact design for the boundary/landscaping between the estate and the path has not yet been agreed, but it will be open plan and access will be available from the path to the site.

The soak away pond, now to be located in the bottom right hand corner of the site, will contain water runoff and ensure that there will be minimal effect on Rainton Meadows Nature Reserve. Indeed the pond may well enhance wild life.

The site will be maintained by a private management company paid for by residents of the estate.

There have been discussions with the Surgery and commitments, which it was stated, are acceptable to the Surgery, for the provision of funding via community development monies. No figure was forthcoming. Some discussions have also been held with planning officers and our 2 county councillors about other potential community funding but no details were provided as this is yet to be finalised.

The last 15 meters of roadway onto Benridge Bank will be level which will ensure easily controlled exit from the site.

Nothumbria Water has confirmed that the existing sewage system is sufficient to cope with the additional houses.

Traffic surveys over and above the statutory minimum have been done and DCC Traffic Planning is content with the proposal.

Assuming that planning is agreed, (Scheduled for consideration at the February Planning Committee) work is likely to start in the April. The traffic management plan for materials delivery has not yet been agreed, but they are aware of the problems with the A690 and it is likely to be a left turn off and on to the A690.